



# Ripley Valley Priority Development Area Development Charges and Offset Plan

July 2024

**Economic Development Queensland**

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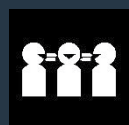


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# 1 Preliminary

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## 1.1 Economic Development Act

The Economic Development Act 2012 (the ED Act)<sup>1</sup> establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the functions and powers of the ED Act. The main purpose of the ED Act<sup>2</sup> is to facilitate economic development, development for community purposes, the provision of diverse housing including social and affordable housing and provision of premises for commercial or industrial uses. One of the ways the ED Act<sup>3</sup> seeks to achieve this is by providing for a streamlined planning and development framework for particular parts of the state declared as priority development areas (PDAs).

The ED Act<sup>4</sup> provides for the MEDQ to fix charges and other terms for the provision of infrastructure in PDAs.

This document is the Development Charges and Offset Plan (DCOP) made by the MEDQ<sup>5</sup> for the Ripley Valley PDA.

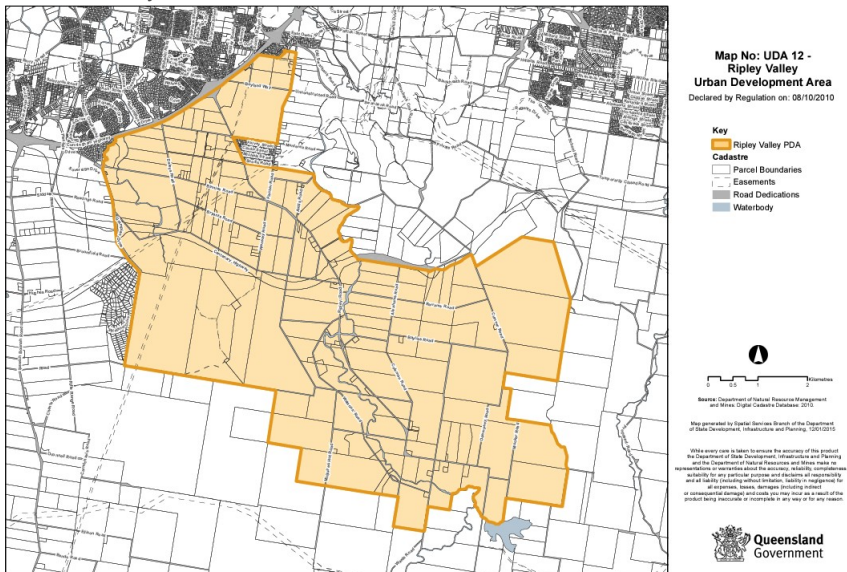
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## 1.2 Ripley Valley Priority Development Area

The Ripley Valley PDA (the PDA) was declared by regulation<sup>6</sup> on 8 October 2010.

The PDA is approximately 4,680 hectares of land and is located approximately five kilometres south-east of the Ipswich CBD and south of the Cunningham Highway. The boundaries of the PDA are shown on Map 1.

Map 1: PDA boundary



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<sup>1</sup> See section 8 of the ED Act.

<sup>2</sup> See section 3 of the ED Act.

<sup>3</sup> See section 4 of the ED Act.

<sup>4</sup> See section 10 of the ED Act.

<sup>5</sup> See section 10 of the ED Act.

<sup>6</sup> See section 37 of the ED Act.

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# 1.3 Application of the Development Charges and Offset Plan

The Ripley Valley PDA DCOP is made by the MEDQ and is applicable to all development on land and water within the boundaries of the PDA.

The DCOP became effective on 1st July 2022.

## 1.4 Purpose of the DCOP

The DCOP is a policy document which is intended to provide guidance to the MEDQ on infrastructure matters for a development and states the following for the PDA:

- i. the Development Charge for the provision of Trunk Infrastructure for the following networks:
  - a. water supply
  - b. sewerage
  - c. transport
  - d. parks and open space
  - e. community facilities
  - f. implementation works
- ii. the Trunk Infrastructure plans and schedules of works, and
- iii. matters relevant to calculating a credit, offset or refund for the provision of Trunk Infrastructure.

Development Charges will contribute to funding the cost of Trunk Infrastructure that is proposed to service development within the PDA.

On and from the date the DCOP takes effect, the Infrastructure Funding Framework has no application for the Ripley Valley PDA. Additionally, to the extent of any inconsistency, the DCOP prevails over other EDQ instruments concerning charges, credits, offsets and refunds.

## 1.5 Transitional Provisions

This section relates to the transition from the Superseded EDQ Instruments to the DCOP.

Where a development approval or approved offset claim (including an approved provisional offset claim) was issued under, or makes reference to a Superseded EDQ Instrument where concerning charges, credits, offsets and refunds, the Superseded EDQ Instrument will continue to apply.

Where an offset claim has been requested (a Provisional Offset or Final Offset) prior to this DCOP taking effect and is yet to be decided, the offset request will continue to be assessed under the Superseded EDQ Instrument.

Any existing Provisional Offset will continue to apply for 24 months after the adoption of this DCOP taking effect. Any subsequent applications will be required to be submitted under this DCOP.

Superseded EDQ Instruments apply where:

1. A development approval was made under the Superseded EDQ Instrument and remains current; and
2. The development approval contained conditions for the payment of charges under the Superseded EDQ Instrument; or
3. The development approval contained conditions for the delivery of trunk infrastructure identified in the Superseded EDQ Instrument.

# 2 Development Charges

## 2.1 Charge categories

This DCOP categorises the uses defined in the PDA development scheme stated in column 2, into the charge categories stated in column 1, Table 1.

Where a “use” is not listed in column 2 of Table 1 (including where a “use” is unknown because the PDA development application does not specify a proposed “use” or where a “use” is undefined in the PDA development scheme), the MEDQ will determine the appropriate charge category to apply based on an assessment of the “use” and the demand placed upon the Trunk Infrastructure networks by the development.

Table 1: Charge categories and uses

| <b>Column 1<br/>Charge category</b>                 | <b>Column 2<br/>Use type under the PDA development scheme</b>   |
|---|---|
| <b>Residential development</b>                      |   |
| <b>Residential</b>                                  | Display home, Home based business, House, Multiple residential, Other residential, Relocatable home park, Short term accommodation  |
| <b>Non-residential development</b>                  |   |
| <b>Retail</b>                                       | Bulk landscape supplies, Fast food premises, Food premises, Garden centre, Market, Outdoor sales, Service station, Shop, Shopping centre, Showroom  |
| <b>Commercial</b>                                   | Business, Car park, Health care services, Sales office  |
| <b>Industrial</b>                                   | Extractive industry, High impact industry, Low impact industry, Medium impact industry, Noxious and hazardous industry, Research and technology facility, Service industry, Warehouse   |
| <b>Rural category</b>                               | Agriculture, Agricultural supply store, Animal keeping and husbandry, Intensive animal industries, Intensive horticulture, Wholesale nursery  |
| <b>Tourism category</b>                             | Tourist attraction, Tourist park  |
| <b>Service, community and other uses category</b>   | Cemetery, Child care centre, Community facility, Crematorium, Educational establishment, Emergency services, Funeral parlour, Hospital, Place of assembly, Telecommunications facility, Utility installation, Veterinary hospital |
| <b>Sport, recreation and entertainment category</b> | Indoor entertainment, Indoor sport and recreation, Outdoor sport and recreation, Park   |

## 2.2 Development Charge Types – Local Charge

The following types of charges (the sum of which equal the Local Charge) apply to development in the PDA:

- i. **municipal charge** – covers the Trunk Infrastructure typically contained within and providing service only to the PDA and includes infrastructure such as trunk roads, sewer, water supply, serviced land for municipal community facilities, public transport and parks and open space. The municipal charge comprises the following:
  - a. **catalyst charge** – a component of the municipal charge quarantined to facilitate the early construction of Catalyst Infrastructure for the PDA. This infrastructure will enable the early and more efficient delivery of development within the PDA. Where Queensland State Government loans are used to fund this infrastructure, they will be required to be repaid over a period of time.
  - b. **public transport charge** – a component of the municipal charge used to facilitate the early delivery of public transport services for the PDA. The initial agreement timeframe with Translink for the delivery of the early public transport services is for six years and commenced in 2019.
  - c. **balance municipal charge** – the remaining component of the municipal charge (excluding catalyst and public transport charge) is used to facilitate the construction of Trunk Infrastructure for the PDA.
- ii. **State charge** – covers the provision of serviced land for State community facilities.
- iii. **implementation charges** – covers employment, community development, ecological sustainability and innovation strategies and programs delivered as part of a development.
- iv. **sub-regional charges** – provides a contribution towards the sub-regional infrastructure required to service the PDA and provide necessary external connections to the wider infrastructure networks.

## 2.3 Development Charge Types – Other charges

There are no other charge types applicable to development within the PDA.

## 2.4 Base Development Charge Rates for reconfiguring a lot or material change of use

The Base Development Charge Rates are:

- i. Reconfiguring a lot - The Base Development Charge Rates for reconfiguring a lot are set out in Table 2. Section 2.7 details the method for calculating the applicable Development Charge Rates for reconfiguring a lot.
- ii. Material change of use - The Base Development Charge Rates for a material change of use are set out in Table 3. Section 2.7 details the method for calculating the applicable Development Charge Rates for material change of use.

Table 2: Base Development Charge Rates for reconfiguring a lot (FY 2023/24)

| Proposed land use           | Unit | Local Charges (per unit) |                         |                          |              |                       |                     | Total Local Charge (per unit) | Total Development Charge (per unit) |
|-----------------------------|------|--------------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|-------------------------------|-------------------------------------|
|                             |      | Municipal charge         |                         |                          | State charge | Implementation charge | Sub-regional charge |                               |                                     |
|                             |      | Catalyst charge          | Public transport charge | Balance municipal charge |              |                       |                     |                               |                                     |
| <b>Development category</b> |      |                          |                         |                          |              |                       |                     |                               |                                     |
| Management Lot              | Lot  | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                           | \$0                                 |
| Residential                 | Lot  | \$6,334                  | \$1,462                 | \$17,396                 | \$3,006      | \$1,308               | \$7,576             | \$37,082                      | \$0                                 |
| Non residential             | Lot  | \$0                      | \$0                     | \$6,958                  | \$0          | \$0                   | \$2,273             | \$9,231                       | \$0                                 |

Table 3: Base Development Charge Rates for material change of use (FY 2023/24)

| Proposed land use  | Unit               | Local Charges (per unit) |                         |                          |              |                       |                     | Total Local Charge (per unit) | Total Development Charge (per unit) |
|--|--------------------|--------------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|-------------------------------|-------------------------------------|
|  |                    | Municipal charge         |                         |                          | State charge | Implementation charge | Sub-regional charge |                               |                                     |
|  |                    | Catalyst charge          | Public transport charge | Balance municipal charge |              |                       |                     |                               |                                     |
| <b>Residential category</b>  |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| House or display home  | Dwelling           | \$6,334                  | \$1,462                 | \$17,396                 | \$3,006      | \$1,308               | \$7,576             | \$37,082                      | \$0                                 |
| Multiple residential, Other residential, relocatable home park, short term accommodation | Small dwelling     | \$6,334                  | \$1,462                 | \$4,860                  | \$1,933      | \$842                 | \$4,870             | \$20,301                      | \$0                                 |
|  | Medium dwelling    | \$6,334                  | \$1,462                 | \$11,130                 | \$2,469      | \$1,073               | \$6,222             | \$28,690                      | \$0                                 |
|  | Large dwelling     | \$6,334                  | \$1,462                 | \$17,396                 | \$3,006      | \$1,308               | \$7,576             | \$37,082                      | \$0                                 |
| <b>Retail category</b>   |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| Bulk landscape supplies  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | \$0                                 |
| Fast food premises   | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | \$0                                 |
| Food premises  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | \$0                                 |
| Garden centre  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | \$0                                 |
| Market   | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                           | \$0                                 |



| Proposed land use                          | Unit               | Local Charges (per unit) |                         |                          |              |                       |                     | Total Local Charge (per unit) | Total Development Charge (per unit) |
|--|--------------------|--------------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|-------------------------------|-------------------------------------|
|  |                    | Municipal charge         |                         |                          | State charge | Implementation charge | Sub-regional charge |                               |                                     |
|  |                    | Catalyst charge          | Public transport charge | Balance municipal charge |              |                       |                     |                               |                                     |
| <b>Market</b>                              | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                           | <b>\$0</b>                          |
| <b>Outdoor sales</b>                       | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | <b>\$0</b>                          |
| <b>Service station</b>                     | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | <b>\$0</b>                          |
| <b>Shop</b>                                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | <b>\$0</b>                          |
| <b>Shopping centre</b>                     | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | <b>\$0</b>                          |
| <b>Showroom</b>                            | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | <b>\$0</b>                          |
| <b>Commercial category</b>                 |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| <b>Business</b>                            | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | <b>\$0</b>                          |
| <b>Car park</b>                            | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | \$0                           | <b>\$0</b>                          |
| <b>Health care services</b>                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | \$253                         | <b>\$0</b>                          |
| <b>Sales office – on a residential lot</b> | Small office       | \$6,334                  | \$1,462                 | \$4,860                  | \$1,933      | \$842                 | \$4,870             | \$20,301                      | <b>\$0</b>                          |
|  | Medium office      | \$6,334                  | \$1,462                 | \$11,130                 | \$2,469      | \$1,073               | \$6,222             | \$28,691                      | <b>\$0</b>                          |
|  | Large office       | \$6,334                  | \$1,462                 | \$1,7396                 | \$3,006      | \$1,308               | \$7,576             | \$37,082                      | <b>\$0</b>                          |
| <b>Industrial category</b>                 |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| <b>Extractive industry</b>                 | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                           | <b>\$0</b>                          |
| <b>High impact industry</b>                | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                           | <b>\$0</b>                          |
| <b>Noxious and hazardous industry</b>      | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | TBD                           | <b>\$0</b>                          |
| <b>Low impact industry</b>                 | m <sup>2</sup> GFA | \$0                      | \$0                     | \$76                     | \$0          | \$0                   | \$15                | \$91                          | <b>\$0</b>                          |
| <b>Medium impact industry</b>              | m <sup>2</sup> GFA | \$0                      | \$0                     | \$76                     | \$0          | \$0                   | \$15                | \$91                          | <b>\$0</b>                          |
| <b>Research and technology facility</b>    | m <sup>2</sup> GFA | \$0                      | \$0                     | \$76                     | \$0          | \$0                   | \$15                | \$91                          | <b>\$0</b>                          |
| <b>Service industry</b>                    | m <sup>2</sup> GFA | \$0                      | \$0                     | \$272                    | \$0          | \$0                   | \$55                | \$327                         | <b>\$0</b>                          |
| <b>Warehouse</b>                           | m <sup>2</sup> GFA | \$0                      | \$0                     | \$76                     | \$0          | \$0                   | \$15                | \$91                          | <b>\$0</b>                          |

| Proposed land use                                 | Unit               | Local Charges (per unit) |                         |                          |              |                       |                     | Total Local Charge (per unit) | Total Development Charge (per unit) |
|---|--------------------|--------------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|-------------------------------|-------------------------------------|
|   |                    | Municipal charge         |                         |                          | State charge | Implementation charge | Sub-regional charge |                               |                                     |
|   |                    | Catalyst charge          | Public transport charge | Balance municipal charge |              |                       |                     |                               |                                     |
| <b>Rural category</b>                             |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| <b>Agriculture</b>                                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | <b>\$0</b>                    | <b>\$0</b>                          |
| <b>Agricultural supply store</b>                  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$76                     | \$0          | \$0                   | \$15                | <b>\$91</b>                   | <b>\$0</b>                          |
| <b>Animal keeping and husbandry</b>               | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | <b>TBD</b>                    | <b>\$0</b>                          |
| <b>Intensive animal industries</b>                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$29                     | \$0          | \$0                   | \$6                 | <b>\$35</b>                   | <b>\$0</b>                          |
| <b>Intensive horticulture</b>                     | m <sup>2</sup> GFA | \$0                      | \$0                     | \$29                     | \$0          | \$0                   | \$6                 | <b>\$35</b>                   | <b>\$0</b>                          |
| <b>Wholesale nursery</b>                          | m <sup>2</sup> GFA | \$0                      | \$0                     | \$29                     | \$0          | \$0                   | \$6                 | <b>\$35</b>                   | <b>\$0</b>                          |
| <b>Tourism category</b>                           |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| <b>Tourist attraction</b>                         | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | <b>TBD</b>                    | <b>\$0</b>                          |
| <b>Tourist park</b>                               | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | <b>TBD</b>                    | <b>\$0</b>                          |
| <b>Service, community and other uses category</b> |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| <b>Cemetery</b>                                   | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | <b>\$0</b>                    | <b>\$0</b>                          |
| <b>Child care centre</b>                          | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Community facility</b>                         | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Crematorium</b>                                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Educational establishment</b>                  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Emergency services</b>                         | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Funeral parlour</b>                            | m <sup>2</sup> GFA | \$0                      | \$0                     | \$105                    | \$0          | \$0                   | \$21                | <b>\$126</b>                  | <b>\$0</b>                          |
| <b>Hospital</b>                                   | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |
| <b>Place of assembly</b>                          | m <sup>2</sup> GFA | \$0                      | \$0                     | \$105                    | \$0          | \$0                   | \$21                | <b>\$126</b>                  | <b>\$0</b>                          |
| <b>Telecommunications facility</b>                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | <b>\$0</b>                    | <b>\$0</b>                          |
| <b>Utility installation</b>                       | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | <b>\$0</b>                    | <b>\$0</b>                          |
| <b>Veterinary hospital</b>                        | m <sup>2</sup> GFA | \$0                      | \$0                     | \$211                    | \$0          | \$0                   | \$42                | <b>\$253</b>                  | <b>\$0</b>                          |

| Proposed land use                                   | Unit               | Local Charges (per unit) |                         |                          |              |                       |                     | Total Local Charge (per unit) | Total Development Charge (per unit) |
|---|--------------------|--------------------------|-------------------------|--------------------------|--------------|-----------------------|---------------------|-------------------------------|-------------------------------------|
|   |                    | Municipal charge         |                         |                          | State charge | Implementation charge | Sub-regional charge |                               |                                     |
|   |                    | Catalyst charge          | Public transport charge | Balance municipal charge |              |                       |                     |                               |                                     |
| <b>Sport, recreation and entertainment category</b> |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| Indoor entertainment                                | m <sup>2</sup> GFA | \$0                      | \$0                     | \$303                    | \$0          | \$0                   | \$60                | <b>\$363</b>                  | <b>\$0</b>                          |
| Indoor sport and recreation                         | m <sup>2</sup> GFA | \$0                      | \$0                     | \$303                    | \$0          | \$0                   | \$60                | <b>\$363</b>                  | <b>\$0</b>                          |
| Outdoor sport and recreation                        | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | <b>TBD</b>                    | <b>\$0</b>                          |
| Park  | m <sup>2</sup> GFA | \$0                      | \$0                     | \$0                      | \$0          | \$0                   | \$0                 | <b>\$0</b>                    | <b>\$0</b>                          |
| <b>Undefined category</b>                           |                    |                          |                         |                          |              |                       |                     |                               |                                     |
| All undefined uses                                  | m <sup>2</sup> GFA | \$0                      | \$0                     | TBD                      | \$0          | \$0                   | TBD                 | <b>TBD</b>                    | <b>\$0</b>                          |

## 2.5 Credits for Development Charges

A Credit may be applied to the calculation of a Development Charge.

A Credit for a Development Charge is an amount that is the greater of the following:

- i. the charge for each existing lot, calculated in accordance with section 2.8(i)
- ii. if the premises are subject to an Existing Lawful Use and is serviced by all relevant Trunk Infrastructure, the charge for the Existing Lawful Use calculated in accordance with section 2.8(i), or
- iii. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the charge for the Previous Lawful Use calculated in accordance with section 2.8(i).

However, a Credit is not available where:

- i. the Existing Lawful Use or Previous Lawful Use commenced since the declaration of the PDA as accepted development, and charges were not levied.
- ii. the Existing Lawful Use or Previous Lawful Use was an interim use approved by the MEDQ and charges were not levied.

An applicant seeking a credit must provide evidence of the Existing Lawful Use, Previous Lawful Use, creation of the lot or payment of charges for accepted development or an interim use.

The sum of the Credits for the Development Charges cannot exceed the sum of the infrastructure charges for the approved development.

## 2.6 Reductions for Development Charges

A Reduction is an amount for which an applicant may be eligible to receive as a reduction to the Development Charges.

There are no Reductions available for development in the Ripley Valley PDA.

## 2.7 Calculating a Development Charge Rate

The Development Charge Rate for each use type is equal to the sum of the indexed Base Development Charge Rates for the use type. Base Development Charge Rates are indexed in accordance with section 4.

## 2.8 Calculating the Development Charge

The Development Charge payable will be calculated by:

- i. multiplying the proposed development demand for each relevant use type by the Development Charge Rate in accordance with section 2.7; and then
- ii. subtracting from it the applicable credit calculated in accordance with section 2.5 and
- iii. any applicable reduction calculated in accordance with section 2.6, as follows:

$$DC = (DD \times DCR) - C - R$$

Where:

DC = the Development Charge, which cannot be less than zero.

DD = the development demand represented by the demand unit (i.e., a number/quantity of lots, dwellings or GFA).

DCR = the applicable Development Charge Rate.

C = the value of any applicable Credit, represented in dollars.

R = the value of any applicable Reduction, represented in dollars.

## 2.9 Development exempt from Development Charges

Development Charges do not apply to development undertaken by the State, or another entity representing the State, for the following purposes:

- > education
- > emergency services
- > health care services, and
- > social housing

## 2.10 Deferral of Development Charges

On application, the MEDQ may defer Development Charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

Not-for-profit or charitable organisations eligible for deferred Development Charges are defined as per the Charities Act 2013 (Cth) and are registered with the Australian Charities and Not-for-profits Commission, unless the applicant can provide proof that the organisation provides a public benefit to the community, which is not limited to members of the organisation. The deferral for not-for-profit or charitable organisations applies to non-residential development only.

Deferrals are limited to 50 per cent of the Development Charges payable for a PDA development approval - capped to a maximum of \$40,000 per application.

Not-for-profit or charitable organisations may, at any time after the PDA development approval has been issued, but before the Development Charge becomes payable, apply for a deferral against the Development Charges.

If the MEDQ determines that an organisation meets the eligibility requirements, an infrastructure agreement may be prepared<sup>7</sup> to defer the payment of Development Charges.

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<sup>7</sup> The requirements set out in section 6.2 are not intended to be an exclusive list of requirements. The MEDQ retains ultimate discretion as to the terms and execution of any infrastructure agreement.

If an infrastructure agreement is proposed, it may include clauses which stipulate that the levied Development Charges will become due and payable if:

- i. the development or organisation no longer provides a public benefit
- ii. the development ceases being used by the not-for profit or charitable organisation, or
- iii. the property is transferred or otherwise disposed of.

## 2.11 Payment of Development Charges

A Development Charge is payable at the following times:

- i. If the charge applies for development that is reconfiguring a lot, prior to the MEDQ (or its delegate) approving the plan of subdivision.
- ii. If the charge applies for development that is a material change of use, prior to the earlier of the following:
  - a. endorsement of a building format plan
  - b. the certificate of classification or final inspection certificate being issued for a building or structure, or
  - c. commencement of use.

## 2.12 Special infrastructure levy

A special infrastructure levy (SIL) may be applied to properties in the Ripley Valley PDA to assist in funding strategies to mitigate potential development impacts on infrastructure outside the PDA (e.g., external road upgrading). Currently no SIL applies in the PDA.

## 2.13 Development charges for interim uses

Where a PDA development approval includes a use, which is deemed to be an 'interim use', development charges will be applied in accordance with the following principles:

- i. where the approval is for an interim use that has a duration of less than six years, charges will not be levied
- ii. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with section 2.8
- iii. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with section 2.8.

# 3 Infrastructure Offsets and Refunds

Infrastructure Offsets, Unused Infrastructure Offsets, and Refunds are accrued where an applicant provides a Trunk Infrastructure Land Contribution, Works Contribution, and/or Implementation works. Infrastructure Offsets and Unused Infrastructure Offsets may only be used against identified development charge components in Table 4 below.

Table 4: Applicable Development Charge components

| Land/Works Type  | Applicable Development Charge Component |
|--|---|
| Sub-regional infrastructure                                  | Sub-regional charge                     |
| Land and works within the State Community Facilities network | State charge                            |
| Land and works within the Municipal network                  | Balance municipal charge                |
| Implementation Works Contribution                            | Implementation charge                   |

## 3.1 Application of an offset

This section applies where an applicant:

- i. is required to, in accordance with a PDA development approval provide a Land Contribution or Works Contribution, or
- ii. chooses to provide an Implementation Works Contribution, and
- iii. requests the value of that Infrastructure Contribution be offset against Development Charges (an Infrastructure Offset), and/or
- iv. requests a refund for the value of that Infrastructure Contribution that exceeds the Development Charges (an Infrastructure Refund).

An applicant may lodge an application with the MEDQ for the following types of offset claim:

- i. Provisional Offset (section 3.5), or
- ii. Final Offset (section 3.6).



## 3.2 Works Contribution – cost estimate

The value of a Works Contribution is established in Section 5.1. An Infrastructure Offset claim for a Works Contribution may include the following:

- i. the construction cost for the works
- ii. construction on-costs for the work which do not exceed a total of 15 per cent of the construction cost for the following:
  - a. detailed design for the work including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design
  - b. project management fees including but not limited to procurement and contract administration, and
  - c. portable long service leave payment for a construction contract for the work.
  - d. 2% of the total value of the construction works at the Final Offset assessment stage, which will be invoiced by EDQ to recover EDQ's administration costs in assessing offset applications and infrastructure planning for the PDA. The applicant is entitled to claim an offset of that 2% against the Final Offset project owner's costs.
- iii. for a Provisional Offset, the identified contingency percentage for the relevant infrastructure item within Section 5.1

An Infrastructure Offset claim for a Works Contribution may not include the cost of the following:

- i. master planning of the Works Contribution or for the development
- ii. carrying out temporary or sacrificial infrastructure works unless it is an agreed part of the Works Contribution, and it can be demonstrated that temporary or sacrificial works provide a more cost-effective solution than delivery of the ultimate design
- iii. relocation of utilities, unless specifically identified as a cost factor within the Infrastructure Planning Background Report (IPBR) and constructed in the location required for the ultimate infrastructure alignment. Unidentified relocation of works may be considered trunk at the sole discretion of MEDQ
- iv. carrying out other infrastructure works which are not part of the agreed Works Contribution
- v. decommissioning, removal and rehabilitation of infrastructure identified in ii) and iii), unless it is an agreed part of the Works Contribution
- vi. additional costs for the Works Contribution that have not been previously agreed with EDQ
- vii. part of the Works Contribution provided by another party
- viii. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work
- ix. a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work
- x. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
- xi. a cost of carrying out non-trunk infrastructure works which is only made necessary by the

development and does not contribute to the function of the Works Contribution

- xii. a cost of carrying out trunk infrastructure works which relates to another infrastructure network
- xiii. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant
- xiv. a cost of carrying out infrastructure works in excess of the standard of service for the network of development infrastructure in the infrastructure plan, and
- xv. a cost of maintaining an infrastructure asset where required by a condition of approval, unless specifically identified as an inclusion within the IPBR.

### 3.3 Land Contribution – cost estimate

The value of a Land Contribution is established in Section 5.1.

The land value to be offset is in accordance with the costing methodology within section 6.4 of the IPBR, based on pre-development flood levels for all assets. Consequently, the rate may vary along the length or across an area if the existing flood immunity varies. The predevelopment levels are to be based on council's flood model or approved flood and stormwater reports. For offset purposes, the land values provided within the DCOP reflect the land value and will apply only where new land is provided to accommodate the DCOP infrastructure. Any existing reserves (e.g., roads, recreation, waterways, etc.) will not attract a land value.

Where relocated or additional State community facilities are required (e.g., as varied from those facilities identified in the Ripley Valley Infrastructure Charging Offset Plan, June 2020), the land value is to contribute to the funding of the additional State facility acquisitions. Any additional funding forming part of a commercial agreement is not offsetable by the developer.

## 3.4 Implementation Works Contribution – cost estimate

The value of a planned Implementation Works Contribution is established in an approved Implementation Plan and corresponding Annual Monitoring Report. An offset claim for an Implementation Works Contribution may include the following:

- i. Annual Monitoring Report items that are in accordance with the Implementation Plan
- ii. The payment of 2% of the total value of the implementation works in an approved Final Implementation Offset claim, to recover EDQ's administration costs in assessing the Implementation Plans and Annual Monitoring Reports. The applicant is entitled to claim an offset of that 2% against the implementation charge.

An offset claim for an Implementation Works Contribution may not include the cost of the following:

- i. implementation works which involve the sale or marketing of the development
- ii. costs directly or indirectly related to construction or building
- iii. implementation works undertaken prior to MEDQ's endorsement of an Implementation Plan.
- iv. other implementation works which is not in accordance with the endorsed Implementation Plan
- v. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work

## 3.5 Provisional offset claim

Once a PDA development approval is issued, or at a later time, (but prior to the provision of the Land Contribution or the commencement of the Works Contribution or Implementation Works Contribution that constitute the contribution which is the subject of the offset request), an applicant may submit a provisional offset claim for MEDQ assessment and decision.

The MEDQ will require the applicant to provide all relevant information that will assist in deciding provisional offset claim. The applicant must comply with any request for further information from the MEDQ.

A provisional offset claim is required only where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in Section 5.1.

In assessing the provisional offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution
- ii. determine the Development Charge Type (sub-regional, municipal, implementation) which the Works Contribution, Land Contribution or Implementation Works Contribution will be offset against when a Final Offset is approved
- iii. for a Works Contribution, determine the Provisional Offset Value on the basis of the applicant's estimated cost of works pursuant to section 3.2
- iv. for a Land Contribution, determine the Provisional Offset Value with reference to the process outlined in section 3.3 based on the area of land to be contributed.
- v. for an Implementation Works Contribution, determine the Provisional Offset Value as the applicant's costs detailed in an Implementation Plan.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a Provisional Offset will be given for the contribution
- ii. if a provisional offset is to be given:
  - a. the Provisional Offset Value for the Works Contribution
  - b. the Provisional Offset Value for the Land Contribution, or
  - c. the Provisional Offset Value for the Implementation Works Contribution.

A Provisional Offset has a currency period of 2 years from the date of decision.

The Provisional Offset provides an indicative assessment of offset value based on variations to infrastructure scope, timing or cost, and is not able to be applied against Development Charges until this value is confirmed, and adjusted as necessary, through the final offset claim process in section 3.6.

## 3.6 Final offset claim

An applicant may submit a final offset claim for MEDQ assessment and decision at the following times:

- i. for a Works Contribution:
  - a. for a completed Works Contribution, when the works have been accepted as on-maintenance, or
  - b. for a partially completed Works Contribution, when the MEDQ has agreed to accept an uncompleted works bond for the contribution. However, an offset for a partially completed Works Contribution can only be for the value of the completed portion and not the uncompleted portion of the works.
- ii. for a Land Contribution, when the Infrastructure Contribution has been provided in accordance with the relevant PDA development approval.
- iii. for an Implementation Works Contribution, when the contributions are accepted as part of an Implementation Plan.

In assessing the final offset claim the MEDQ shall:

- i. determine whether an offset will be given for the contribution against the relevant component of the Development Charge Type
- ii. determine the timing of the offset accrual
  - a. where trunk infrastructure works are completed by an applicant ahead of when they would normally be required (either by condition or to meet the DSS), the offset value cannot be accrued until such time as that trunk infrastructure would have normally been required
  - b. in all other cases, offsets are accrued at the time the MEDQ issues a notice to the applicant
- iii. determine the Final Offset Value which will be equal to:
  - a. for a Works Contribution, the certified actual costs, consistent with the scope, location and inclusions of the identified DCOP item or an approved Provisional Offset
  - b. for a Land Contribution, the land offset value determined by applying the estimate cost rates to the amount of land actually contributed in accordance with the PDA development approval
- iv. determine the amount of the Final Offset Value that is applicable to the relevant component of the Development Charge Type (the Infrastructure Offset), and if Works and Land Contributions exceeds the Development Charge Type, the amount of any Unused Infrastructure Offset where:
  - a. Unused Infrastructure Offsets are available in accordance with the methodology in Section 3.7
  - b. Indexation applies to Unused Infrastructure Offsets in accordance with the methodology in section 4

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a Final Offset will be given for the contribution
- ii. which Development Charge Type (i.e., sub-regional charge, balance municipal charge, implementation charge) the Final Offset Value will be offset against
- iii. if a Final Offset is to be given:
  - a. the timing of the offset accrual,
  - b. the Final Offset Value for the Works Contribution,
  - c. the Final Offset Value for the Land Contribution,
  - d. the Final Offset Value for the Implementation Works Contribution, or
- iv. Where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

## 3.7 Using an offset

The offset applied to a development approval cannot exceed the Development Charge Type (i.e., sub-regional charge, balance municipal charge, implementation charge) for that development approval.

Where the offset available for a development approval (the original development approval) exceeds the Development Charge Type for that approval, the excess amount (the unused infrastructure offset) may be applied to reduce the same component of a Development Charge for any future PDA development approval provided the future development approval:

- > is for land located in the Ripley Valley PDA; and
- > is issued to the applicant for the original development approval.

However, this clause 3.7 does not apply where a refund for the unused infrastructure offset has been given in accordance with clause 3.8 below.

## 3.8 Trunk infrastructure refunds

A refund (Infrastructure Refund) may apply where a notice has been issued by the MEDQ stating the amount of an Unused Infrastructure Offset in accordance with section 3.6 and the stated amount (or part thereof) remains unused.

An applicant may submit a request to the MEDQ for a refund. The request must contain the following information for each Infrastructure Contribution the subject of the proposed refund:

- iv. that the Infrastructure Contribution has been lawfully completed
- v. that the applicant seeks a refund of the Unused Infrastructure Offset, and
- vi. the value of the Unused Infrastructure Offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for a refund.

The applicant must comply with any request for further information from the MEDQ.

## 3.9 Entitlement to a refund

Any refund is to accord with the following terms, unless otherwise agreed with the MEDQ:

- i. the refund is not to exceed the value of the Unused Infrastructure Offset
- ii. the refund will only be made available when sufficient Development Charges have been collected by the MEDQ for the infrastructure network which is the subject of the Infrastructure Refund, and
- iii. the Infrastructure Refund may be made over a series of payments.

## 3.10 Determining a request for a refund

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

- i. whether a refund is available or not
- ii. if an Infrastructure Refund is not available, the reason, or
- iii. if an Infrastructure Refund is available, the value of the refund, including indexation and details of the timing for payment of the refund.

# 4 Indexation

Base Development Charge Rates, Development Charges, Trunk Infrastructure estimated costs and Unused Infrastructure Offsets will be subject to indexation. Indexation occurs on 1 July each year. Indexation is to be calculated in accordance with the below indexation rates.

Values should be indexed from the base rate for every period up to the current FY.

Table 5: Indexation rates

| FY      | Indexation Rate |
|---------|-----------------|
| FY23/24 | 1.042905        |
| FY24/25 | 1.062911        |

The indexation rate in Table 5 is the 3-yearly PPI average variance from March of the current calendar year to March of the previous calendar year.

The 3-yearly PPI average has the meaning given to it by the *Planning Act 2016*. A PPI calculation spreadsheet is available on the Queensland Government's planning website.



# 5 Trunk infrastructure plans

## 5.1 Schedules of works

The schedule of works<sup>8</sup> outlines future trunk land and works which are required to service the projected development within the PDA. Refer to Appendix A - Schedule of Works for details.

## 5.2 Trunk infrastructure maps

- Map 2: Transport (roads) – Trunk infrastructure
- Map 3: Transport (intersections) – Trunk infrastructure
- Map 4: Transport (structures) – Trunk infrastructure
- Map 5: Transport (off-road pathways) – Trunk infrastructure
- Map 6: Parks and open space – Trunk infrastructure
- Map 7: Local community facilities – Trunk infrastructure
- Map 8: State community facilities – Trunk infrastructure
- Map 9: Water – Trunk infrastructure
- Map 10: Sewer – Trunk infrastructure
- Map 11: Sub-regional Trunk Infrastructure

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<sup>8</sup> The Schedule of Works may be updated from time to time as information regarding infrastructure upgrades which are required to

service the PDA is reviewed and/or becomes available.

# 6 Definitions

Unless otherwise expressly stated, a term used in this DCOP has the meaning given to it by:

- i. Table 6 of this DCOP
- ii. if not defined in this DCOP, the ED Act
- iii. if not defined in the ED Act, the Ripley Valley PDA Development Scheme
- iv. if not defined in any of the above documents, the *Planning Act 2016*, or the *South-East Queensland Water (Distribution and Retail Restructuring Act) 2009*.

Table 6: Defined terms

| Column 1<br>Term                         | Column 2<br>Definition   |
|--|--|
| <b>Base Development Charge Rate</b>      | means the rate, for each use type, as outlined in Tables 2 and 3 as at FY23/24 (July 2023).  |
| <b>Catalyst Infrastructure</b>           | means infrastructure, as determined by MEDQ, that enables the early and more efficient delivery of development within the PDA.   |
| <b>Complete Works Contribution</b>       | means a Works Contribution for which MEDQ has accepted as on-maintenance   |
| <b>Credit</b>                            | means the monetary amount used in the calculation of an infrastructure charge, which is determined in accordance with section 2.5.   |
| <b>Detailed Scope of Works</b>           | means a detailed estimated breakdown of elements, materials and quantities required to deliver the infrastructure e.g., drainage, earthworks, landscaping, pavements, relocation of services, retaining walls, signalling, structures. |
| <b>Development Charge</b>                | means the monetary amount of the charge for development in the PDA or PDA- associated development calculated in accordance with section 2.   |
| <b>Development Charge Rate</b>           | means the rate, per demand unit, charged for development as calculated in section 2.7.   |
| <b>Development Charge Type</b>           | Means the charge type as per section 2.2   |
| <b>ED Act</b>                            | means the <i>Economic Development Act 2012</i> .   |
| <b>Existing Lawful Use</b>               | means an existing use which is lawful and already taking place on premises.  |
| <b>Final Offset</b>                      | means an Infrastructure Offset stated in a notice from MEDQ to an applicant in accordance with section 3.6.  |
| <b>Final Offset Value</b>                | means the value of an offset issued by notice from MEDQ to an applicant in accordance with section 3.6.  |
| <b>Implementation Works Contribution</b> | means an Infrastructure Contribution that is approved by the MEDQ through an Implementation Plan in accordance with section 3.4.   |

|                                     |  |
|-------------------------------------|--|
| <b>Infrastructure Contribution</b>  | means a Land Contribution, Works Contribution or Implementation Works Contribution.  |
| <b>Infrastructure Offset</b>        | means an offset for an infrastructure contribution referred to in section 3.   |
| <b>Infrastructure Refund</b>        | means a refund for an infrastructure contribution referred to in section 3.8.  |
| <b>Land Contribution</b>            | means an Infrastructure Contribution that is land referred to in section 3.3.  |
| <b>Local Charge</b>                 | means the charges required to fund Implementation works and Trunk Infrastructure necessary to service development within the PDA.  |
| <b>Management Lot</b>               | means a lot that is: <ul style="list-style-type: none"> <li>i. intended for a use or purpose that will not result in additional impacts on infrastructure networks for example, an easement lot; or</li> <li>ii. intended for further subdivision</li> </ul> |
| <b>MEDQ</b>                         | means the Minister for Economic Development Queensland as defined in the ED Act.   |
| <b>Previous Lawful Use</b>          | means a previous use which was lawful at the time it was carried out and is no longer taking place on premises.  |
| <b>Producer Price Index or PPI</b>  | means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics. If this index ceases to be published – another similar index.       |
| <b>Provisional Offset</b>           | means an Infrastructure Offset stated in a notice from MEDQ to an applicant in accordance with section 3.5.  |
| <b>Provisional Offset Value</b>     | means the offset value for an Infrastructure Contribution stated in a notice from MEDQ to an applicant in accordance with section 3.5.   |
| <b>Reduction</b>                    | means the monetary amount used in the calculation of the Development Charge, which is determined in accordance with section 2.6.   |
| <b>Superseded EDQ Instrument</b>    | An EDQ instrument that was in effect prior to the adoption of the DCOP.  |
| <b>Trunk Infrastructure</b>         | means infrastructure which the MEDQ has identified in section 5.   |
| <b>Unused Infrastructure Offset</b> | means an Infrastructure Offset, or the portion of an Infrastructure Offset, that has not been used to offset Development Charges.  |

|                           |   |
|---------------------------|---|
| <b>Unit</b>               | <p>has the following meanings for quantifying the Development Charge in accordance with Section 2.4:</p> <ul style="list-style-type: none"> <li>• Dwelling – is defined as per the relevant development instrument.</li> <li>• Residential lot – a lot which is intended to accommodate residential land uses as listed under the residential category in Table 1.</li> <li>• Non-residential lot – a lot which is intended to accommodate non-residential land uses as listed under all other Categories other than the residential category in Table 1, excluding lots created and dedicated for the following purpose: <ul style="list-style-type: none"> <li>○ telecommunications facility</li> <li>○ utility installation</li> <li>○ park</li> </ul> </li> <li>• GFA – means gross floor area and is defined as per the relevant development instrument.</li> <li>• Small dwelling or small sales office – has a GFA of less than 60 m<sup>2</sup></li> <li>• Medium dwelling or medium sales office – has a GFA of between 60 m<sup>2</sup> to 100 m<sup>2</sup>.</li> <li>• Large dwelling or large sales office – has a GFA of greater than 100 m<sup>2</sup>.</li> </ul> |
| <b>Works Contribution</b> | means an Infrastructure Contribution that is works referred to in section 3.2.  |

# **Appendix A – Schedule of Works**



| 2041  |            |     |      |             |     |   |     |  |  |     |       |           |   |   |  |       |       |       |           |     |          |     |          |           |          |           |     |     |
|-------|------------|-----|------|-------------|-----|---|-----|--|--|-----|-------|-----------|---|---|--|-------|-------|-------|-----------|-----|----------|-----|----------|-----------|----------|-----------|-----|-----|
| WM032 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 304 |  |  | \$0 | \$448 | \$136,408 | Y |   |  | 1.250 | 1.000 | 1.000 | \$170,510 | 15% | \$25,577 | 20% | \$39,217 | \$235,304 | \$0      | \$235,304 | \$0 | \$0 |
| WM033 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 217 |  |  | \$0 | \$448 | \$97,188  | Y |   |  | 1.250 | 1.000 | 1.000 | \$121,484 | 15% | \$18,223 | 20% | \$27,941 | \$167,649 | \$0      | \$167,649 | \$0 | \$0 |
| WM034 | Water Main | PVC | 2027 | 2021 - 2026 | 225 | 0 | 478 |  |  | \$0 | \$370 | \$176,766 | Y |   |  | 1.250 | 1.000 | 1.000 | \$220,958 | 15% | \$33,144 | 20% | \$50,820 | \$304,922 | \$0      | \$304,922 | \$0 | \$0 |
| WM035 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 84  |  |  | \$0 | \$448 | \$37,757  | Y |   |  | 1.250 | 1.000 | 1.000 | \$47,197  | 15% | \$7,080  | 20% | \$10,855 | \$65,132  | \$0      | \$65,132  | \$0 | \$0 |
| WM036 | Water Main | PVC | 2027 | 2021 - 2026 | 225 | 0 | 445 |  |  | \$0 | \$370 | \$164,843 | Y |   |  | 1.250 | 1.000 | 1.000 | \$206,054 | 15% | \$30,908 | 20% | \$47,392 | \$284,354 | \$0      | \$284,354 | \$0 | \$0 |
| WM037 | Water Main | PVC | 2027 | 2021 - 2026 | 225 | 0 | 351 |  |  | \$0 | \$370 | \$129,894 | Y |   |  | 1.250 | 1.000 | 1.000 | \$162,368 | 15% | \$24,355 | 20% | \$37,345 | \$224,068 | \$0      | \$224,068 | \$0 | \$0 |
| WM038 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 211 |  |  | \$0 | \$396 | \$83,450  | Y |   |  | 1.250 | 1.000 | 1.000 | \$104,313 | 15% | \$15,647 | 20% | \$23,992 | \$143,952 | \$0      | \$143,952 | \$0 | \$0 |
| WM039 | Water Main | PE  | 2021 | 2021 - 2026 | 300 | 0 | 396 |  |  | \$0 | \$448 | \$177,407 | Y | Y |  | 1.250 | 1.225 | 1.000 | \$261,675 | 15% | \$39,251 | 20% | \$60,185 | \$361,112 | \$59,829 | \$301,282 | \$0 | \$0 |
| WM040 | Water Main | PVC | 2027 | 2021 - 2026 | 225 | 0 | 212 |  |  | \$0 | \$370 | \$78,319  | Y |   |  | 1.250 | 1.000 | 1.000 | \$97,899  | 15% | \$14,685 | 20% | \$22,517 | \$135,100 | \$0      | \$135,100 | \$0 | \$0 |
| WM041 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 216 |  |  | \$0 | \$448 | \$96,849  | Y | Y |  | 1.250 | 1.225 | 1.000 | \$142,852 | 15% | \$21,428 | 20% | \$32,856 | \$197,136 | \$0      | \$197,136 | \$0 | \$0 |
| WM042 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 180 |  |  | \$0 | \$448 | \$80,847  | Y |   |  | 1.250 | 1.000 | 1.000 | \$101,058 | 15% | \$15,159 | 20% | \$23,243 | \$139,461 | \$0      | \$139,461 | \$0 | \$0 |
| WM043 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 222 |  |  | \$0 | \$396 | \$87,865  | Y |   |  | 1.250 | 1.000 | 1.000 | \$109,831 | 15% | \$16,475 | 20% | \$25,261 | \$151,567 | \$0      | \$151,567 | \$0 | \$0 |
| WM044 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 644 |  |  | \$0 | \$448 | \$288,854 | Y |   |  | 1.250 | 1.000 | 1.000 | \$361,088 | 15% | \$54,160 | 20% | \$83,046 | \$498,274 | \$0      | \$498,274 | \$0 | \$0 |
| WM045 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 182 |  |  | \$0 | \$396 | \$72,081  | Y |   |  | 1.250 | 1.000 | 1.000 | \$90,101  | 15% | \$13,515 | 20% | \$20,723 | \$124,339 | \$0      | \$124,339 | \$0 | \$0 |
| WM046 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 173 |  |  | \$0 | \$448 | \$77,712  | Y |   |  | 1.250 | 1.000 | 1.000 | \$97,139  | 15% | \$14,571 | 20% | \$22,342 | \$134,052 | \$0      | \$134,052 | \$0 | \$0 |
| WM047 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 170 |  |  | \$0 | \$448 | \$76,152  | Y |   |  | 1.250 | 1.000 | 1.000 | \$95,190  | 15% | \$14,278 | 20% | \$21,894 | \$131,362 | \$0      | \$131,362 | \$0 | \$0 |
| WM048 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 347 |  |  | \$0 | \$448 | \$155,824 | Y |   |  | 1.250 | 1.000 | 1.000 | \$194,780 | 15% | \$29,217 | 20% | \$44,799 | \$268,796 | \$0      | \$268,796 | \$0 | \$0 |
| WM049 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 233 |  |  | \$0 | \$448 | \$104,602 | Y |   |  | 1.250 | 1.000 | 1.000 | \$130,752 | 15% | \$19,613 | 20% | \$30,073 | \$180,438 | \$0      | \$180,438 | \$0 | \$0 |



| DCOP ID | ASSET TYPE | ASSET SUB TYPE | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | DIAMETER (mm) | AREA (m <sup>2</sup> ) | LENGTH (m) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/ha) | LAND COST | WORKS UNIT RATE (\$/m) | WORKS RAW COST | SOIL FACTOR | TRAFFIC FACTOR | TUNNELLING FACTOR | SOIL FACTOR VALUE | TRAFFIC FACTOR VALUE | TUNNELLING FACTOR VALUE | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) | EXTERNAL FUNDING (OTHER) |     |
|---------|------------|----------------|----------------------------|---------------------------------------|---------------|------------------------|------------|-------------------------|-------------------------------|-----------|------------------------|----------------|-------------|----------------|-------------------|-------------------|----------------------|-------------------------|-----------------|---|-----------------------------------|--------------------------|-------------------------------------|---|---------------------------------------|--------------------------|-----|
| WM050   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 161        |                         | \$0                           | \$396     | \$63,748               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$79,685                | 15%             | \$11,953  | 20%                               | \$18,327                 | \$109,965                           | \$0   | \$109,965                             | \$0                      | \$0 |
| WM051   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 194        |                         | \$0                           | \$448     | \$86,788               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$108,485               | 15%             | \$16,273  | 20%                               | \$24,951                 | \$149,709                           | \$0   | \$149,709                             | \$0                      | \$0 |
| WM052   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 226        |                         | \$0                           | \$396     | \$89,400               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$111,751               | 15%             | \$16,763  | 20%                               | \$25,703                 | \$154,216                           | \$0   | \$154,216                             | \$0                      | \$0 |
| WM053   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 174        |                         | \$0                           | \$396     | \$68,854               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$86,067                | 15%             | \$12,910  | 20%                               | \$19,796                 | \$118,773                           | \$0   | \$118,773                             | \$0                      | \$0 |
| WM054   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 14         |                         | \$0                           | \$448     | \$6,277                | Y              |             |                | 1.250             | 1.000             | 1.000                | \$7,846                 | 15%             | \$1,177   | 20%                               | \$1,805                  | \$10,827                            | \$0   | \$10,827                              | \$0                      | \$0 |
| WM055   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 243        |                         | \$0                           | \$448     | \$109,189              | Y              | Y           |                | 1.250             | 1.225             | 1.000                | \$161,053               | 15%             | \$24,158  | 20%                               | \$37,042                 | \$222,253                           | \$0   | \$222,253                             | \$0                      | \$0 |
| WM056   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 199        |                         | \$0                           | \$370     | \$73,646               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$92,057                | 15%             | \$13,809  | 20%                               | \$21,173                 | \$127,039                           | \$0   | \$127,039                             | \$0                      | \$0 |
| WM057   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 232        |                         | \$0                           | \$448     | \$103,932              | Y              | Y           |                | 1.250             | 1.225             | 1.000                | \$153,300               | 15%             | \$22,995  | 20%                               | \$35,259                 | \$211,553                           | \$0   | \$211,553                             | \$0                      | \$0 |
| WM058   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 500        |                         | \$0                           | \$448     | \$224,394              |                |             | Y              | 1.000             | 1.000             | 5.000                | \$1,121,968             | 15%             | \$168,295   | 20%                               | \$258,053                | \$1,548,315                         | \$0   | \$1,548,315                           | \$0                      | \$0 |
| WM059   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 237        |                         | \$0                           | \$448     | \$106,360              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$132,951               | 15%             | \$19,943  | 20%                               | \$30,579                 | \$183,472                           | \$0   | \$183,472                             | \$0                      | \$0 |
| WM060   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 828        |                         | \$0                           | \$370     | \$306,667              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$383,334               | 15%             | \$57,500  | 20%                               | \$88,167                 | \$529,000                           | \$0   | \$529,000                             | \$0                      | \$0 |
| WM061   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 270        |                         | \$0                           | \$448     | \$121,311              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$151,639               | 15%             | \$22,746  | 20%                               | \$34,877                 | \$209,262                           | \$0   | \$209,262                             | \$0                      | \$0 |
| WM062   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 175        |                         | \$0                           | \$370     | \$64,730               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$80,913                | 15%             | \$12,137  | 20%                               | \$18,610                 | \$111,660                           | \$0   | \$111,660                             | \$0                      | \$0 |
| WM063   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 173        |                         | \$0                           | \$370     | \$63,912               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$79,890                | 15%             | \$11,984  | 20%                               | \$18,375                 | \$110,249                           | \$0   | \$110,249                             | \$0                      | \$0 |
| WM064   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 294        |                         | \$0                           | \$370     | \$108,782              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$135,977               | 15%             | \$20,397  | 20%                               | \$31,275                 | \$187,649                           | \$0   | \$187,649                             | \$0                      | \$0 |
| WM065   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 66         |                         | \$0                           | \$370     | \$24,373               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$30,467                | 15%             | \$4,570   | 20%                               | \$7,007                  | \$42,044                            | \$0   | \$42,044                              | \$0                      | \$0 |
| WM066   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 226        |                         | \$0                           | \$370     | \$83,579               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$104,473               | 15%             | \$15,671  | 20%                               | \$24,029                 | \$144,173                           | \$0   | \$144,173                             | \$0                      | \$0 |
| WM067   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 115        |                         | \$0                           | \$370     | \$42,424               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$53,030                | 15%             | \$7,955   | 20%                               | \$12,197                 | \$73,182                            | \$0   | \$73,182                              | \$0                      | \$0 |
| WM068   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 266        |                         | \$0                           | \$370     | \$98,540               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$123,175               | 15%             | \$18,476  | 20%                               | \$28,330                 | \$169,982                           | \$0   | \$169,982                             | \$0                      | \$0 |
| WM069   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 180        |                         | \$0                           | \$370     | \$66,563               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$83,204                | 15%             | \$12,481  | 20%                               | \$19,137                 | \$114,821                           | \$0   | \$114,821                             | \$0                      | \$0 |
| WM070   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 343        |                         | \$0                           | \$370     | \$126,794              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$158,493               | 15%             | \$23,774  | 20%                               | \$36,453                 | \$218,720                           | \$0   | \$218,720                             | \$0                      | \$0 |
| WM071   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 279        |                         | \$0                           | \$396     | \$110,423              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$138,029               | 15%             | \$20,704  | 20%                               | \$31,747                 | \$190,479                           | \$0   | \$190,479                             | \$0                      | \$0 |
| WM072   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 126        |                         | \$0                           | \$396     | \$50,016               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$62,519                | 15%             | \$9,378   | 20%                               | \$14,379                 | \$86,277                            | \$0   | \$86,277                              | \$0                      | \$0 |
| WM073   | Water Main | GRP            | 2027                       | 2021 - 2026                           | 375           | 0                      | 395        |                         | \$0                           | \$730     | \$288,271              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$360,339               | 15%             | \$54,051  | 20%                               | \$82,878                 | \$497,267                           | \$0   | \$497,267                             | \$0                      | \$0 |
| WM074   | Water Main | GRP            | 2027                       | 2021 - 2026                           | 375           | 0                      | 126        |                         | \$0                           | \$730     | \$91,815               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$114,769               | 15%             | \$17,215  | 20%                               | \$26,397                 | \$158,382                           | \$0   | \$158,382                             | \$0                      | \$0 |
| WM075   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 225           | 0                      | 1,069      |                         | \$0                           | \$370     | \$395,823              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$494,779               | 15%             | \$74,217  | 20%                               | \$113,799                | \$682,795                           | \$0   | \$682,795                             | \$0                      | \$0 |
| WM076   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 218        |                         | \$0                           | \$448     | \$97,813               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$122,267               | 15%             | \$18,340  | 20%                               | \$28,121                 | \$168,728                           | \$0   | \$168,728                             | \$0                      | \$0 |
| WM077   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 234        |                         | \$0                           | \$448     | \$104,867              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$131,084               | 15%             | \$19,663  | 20%                               | \$30,149                 | \$180,896                           | \$0   | \$180,896                             | \$0                      | \$0 |
| WM078   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 180        |                         | \$0                           | \$448     | \$80,516               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$100,644               | 15%             | \$15,097  | 20%                               | \$23,148                 | \$138,889                           | \$0   | \$138,889                             | \$0                      | \$0 |
| WM079   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 0                      | 68         |                         | \$0                           | \$448     | \$30,606               | Y              |             |                | 1.250             | 1.000             | 1.000                | \$38,258                | 15%             | \$5,739   | 20%                               | \$8,799                  | \$52,796                            | \$0   | \$52,796                              | \$0                      | \$0 |
| WM080   | Water Main | GRP            | 2041                       | 2031 - 2041                           | 375           | 0                      | 794        |                         | \$0                           | \$730     | \$579,639              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$724,549               | 15%             | \$108,682   | 20%                               | \$166,646                | \$999,877                           | \$0   | \$999,877                             | \$0                      | \$0 |
| WM081   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 1,085      |                         | \$0                           | \$396     | \$429,509              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$536,886               | 15%             | \$80,533  | 20%                               | \$123,484                | \$740,902                           | \$0   | \$740,902                             | \$0                      | \$0 |
| WM082   | Water Main | GRP            | 2041                       | 2031 - 2041                           | 375           | 0                      | 374        |                         | \$0                           | \$730     | \$272,859              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$341,074               | 15%             | \$51,161  | 20%                               | \$78,447                 | \$470,682                           | \$0   | \$470,682                             | \$0                      | \$0 |
| WM083   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 163        |                         | \$0                           | \$396     | \$64,698               |                |             | Y              | 1.000             | 1.000             | 5.000                | \$323,488               | 15%             | \$48,523  | 20%                               | \$74,402                 | \$446,413                           | \$0   | \$446,413                             | \$0                      | \$0 |
| WM084   | Water Main | PVC            | 2027                       | 2021 - 2026                           | 250           | 0                      | 598        |                         | \$0                           | \$396     | \$236,849              | Y              |             |                | 1.250             | 1.000             | 1.000                | \$296,061               | 15%             | \$44,409  | 20%                               | \$68,094                 | \$408,564                           | \$0   | \$408,564                             | \$0                      | \$0 |

|       |            |     |      |             |     |   |       |  |  |     |         |             |   |   |   |       |       |       |             |     |           |     |           |             |     |             |     |             |
|-------|------------|-----|------|-------------|-----|---|-------|--|--|-----|---------|-------------|---|---|---|-------|-------|-------|-------------|-----|-----------|-----|-----------|-------------|-----|-------------|-----|-------------|
| WM085 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 389   |  |  | \$0 | \$396   | \$154,145   |   |   | Y | 1.000 | 1.000 | 5.000 | \$770,726   | 15% | \$115,609 | 20% | \$177,267 | \$1,063,602 | \$0 | \$1,063,602 | \$0 | \$0         |
| WM086 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 1,051 |  |  | \$0 | \$396   | \$415,930   | Y |   |   | 1.250 | 1.000 | 1.000 | \$519,913   | 15% | \$77,987  | 20% | \$119,580 | \$717,480   | \$0 | \$717,480   | \$0 | \$0         |
| WM087 | Water Main | PVC | 2027 | 2021 - 2026 | 250 | 0 | 150   |  |  | \$0 | \$396   | \$59,387    | Y |   |   | 1.250 | 1.000 | 1.000 | \$74,234    | 15% | \$11,135  | 20% | \$17,074  | \$102,443   | \$0 | \$102,443   | \$0 | \$0         |
| WM088 | Water Main | GRP | 2027 | 2021 - 2026 | 450 | 0 | 777   |  |  | \$0 | \$1,002 | \$778,944   | Y |   |   | 1.250 | 1.000 | 1.000 | \$973,680   | 15% | \$146,052 | 20% | \$223,946 | \$1,343,678 | \$0 | \$1,343,678 | \$0 | \$0         |
| WM089 | Water Main | GRP | 2027 | 2021 - 2026 | 600 | 0 | 84    |  |  | \$0 | \$1,134 | \$95,711    | Y |   |   | 1.250 | 1.000 | 1.000 | \$119,639   | 15% | \$17,946  | 20% | \$27,517  | \$165,102   | \$0 | \$165,102   | \$0 | \$0         |
| WM090 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 5,313 |  |  | \$0 | \$448   | \$2,382,932 | Y |   |   | 1.250 | 1.000 | 1.000 | \$2,978,665 | 15% | \$446,800 | 20% | \$685,093 | \$4,110,557 | \$0 | \$4,110,557 | \$0 | \$0         |
| WM091 | Water Main | PVC | 2041 | 2026 - 2031 | 300 | 0 | 2,244 |  |  | \$0 | \$448   | \$1,006,330 | Y |   |   | 1.250 | 1.000 | 1.000 | \$1,257,913 | 15% | \$188,687 | 20% | \$289,320 | \$1,735,919 | \$0 | \$1,157,338 | \$0 | \$578,582   |
| WM092 | Water Main | PVC | 2041 | 2031 - 2041 | 300 | 0 | 1,633 |  |  | \$0 | \$448   | \$732,178   | Y |   |   | 1.250 | 1.000 | 1.000 | \$915,222   | 15% | \$137,283 | 20% | \$210,501 | \$1,263,006 | \$0 | \$0         | \$0 | \$1,263,006 |
| WM093 | Water Main | GRP | 2041 | 2031 - 2041 | 600 | 0 | 17    |  |  | \$0 | \$1,134 | \$19,117    | Y |   |   | 1.250 | 1.000 | 1.000 | \$23,896    | 15% | \$3,584   | 20% | \$5,496   | \$32,977    | \$0 | \$32,977    | \$0 | \$0         |
| WM094 | Water Main | GRP | 2041 | 2031 - 2041 | 600 | 0 | 661   |  |  | \$0 | \$1,134 | \$749,226   | Y |   |   | 1.250 | 1.000 | 1.000 | \$936,532   | 15% | \$140,480 | 20% | \$215,402 | \$1,292,415 | \$0 | \$1,292,415 | \$0 | \$0         |
| WM095 | Water Main | GRP | 2041 | 2031 - 2041 | 675 | 0 | 46    |  |  | \$0 | \$1,314 | \$60,306    | Y |   |   | 1.250 | 1.000 | 1.000 | \$75,383    | 15% | \$11,307  | 20% | \$17,338  | \$104,028   | \$0 | \$104,028   | \$0 | \$0         |
| WM096 | Water Main | GRP | 2041 | 2026 - 2031 | 675 | 0 | 312   |  |  | \$0 | \$1,314 | \$410,098   | Y |   |   | 1.250 | 1.000 | 1.000 | \$512,623   | 15% | \$76,893  | 20% | \$117,903 | \$707,420   | \$0 | \$707,420   | \$0 | \$0         |
| WM097 | Water Main | GRP | 2041 | 2031 - 2041 | 525 | 0 | 473   |  |  | \$0 | \$1,095 | \$517,401   | Y |   |   | 1.250 | 1.000 | 1.000 | \$646,751   | 15% | \$97,013  | 20% | \$148,753 | \$892,516   | \$0 | \$892,516   | \$0 | \$0         |
| WM098 | Water Main | GRP | 2041 | 2026 - 2031 | 525 | 0 | 936   |  |  | \$0 | \$1,095 | \$1,024,005 | Y |   |   | 1.250 | 1.000 | 1.000 | \$1,280,006 | 15% | \$192,001 | 20% | \$294,401 | \$1,766,408 | \$0 | \$1,766,408 | \$0 | \$0         |
| WM099 | Water Main | GRP | 2041 | 2026 - 2031 | 375 | 0 | 205   |  |  | \$0 | \$730   | \$149,874   | Y |   |   | 1.250 | 1.000 | 1.000 | \$187,342   | 15% | \$28,101  | 20% | \$43,089  | \$258,532   | \$0 | \$258,532   | \$0 | \$0         |
| WM100 | Water Main | GRP | 2041 | 2026 - 2031 | 375 | 0 | 1,820 |  |  | \$0 | \$730   | \$1,328,548 | Y |   |   | 1.250 | 1.000 | 1.000 | \$1,660,685 | 15% | \$249,103 | 20% | \$381,958 | \$2,291,745 | \$0 | \$2,291,745 | \$0 | \$0         |
| WM101 | Water Main | GRP | 2041 | 2026 - 2031 | 375 | 0 | 1,902 |  |  | \$0 | \$730   | \$1,388,551 | Y |   |   | 1.250 | 1.000 | 1.000 | \$1,735,689 | 15% | \$260,353 | 20% | \$399,208 | \$2,395,251 | \$0 | \$2,395,251 | \$0 | \$0         |
| WM102 | Water Main | PVC | 2041 | 2026 - 2031 | 250 | 0 | 1,258 |  |  | \$0 | \$396   | \$498,050   | Y | Y |   | 1.250 | 1.225 | 1.000 | \$734,624   | 15% | \$110,194 | 20% | \$168,963 | \$1,013,781 | \$0 | \$1,013,781 | \$0 | \$0         |
| WM103 | Water Main | GRP | 2041 | 2031 - 2041 | 375 | 0 | 1,671 |  |  | \$0 | \$730   | \$1,219,882 | Y | Y |   | 1.250 | 1.225 | 1.000 | \$1,799,326 | 15% | \$269,899 | 20% | \$413,845 | \$2,483,069 | \$0 | \$2,483,069 | \$0 | \$0         |
| WM104 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 1,027 |  |  | \$0 | \$448   | \$460,536   | Y |   |   | 1.250 | 1.000 | 1.000 | \$575,671   | 15% | \$86,351  | 20% | \$132,404 | \$794,425   | \$0 | \$794,425   | \$0 | \$0         |
| WM105 | Water Main | PVC | 2027 | 2021 - 2026 | 300 | 0 | 172   |  |  | \$0 | \$448   | \$76,945    | Y |   |   | 1.250 | 1.000 | 1.000 | \$96,181    | 15% | \$14,427  | 20% | \$22,122  | \$132,730   | \$0 | \$132,730   | \$0 | \$0         |



|       |            |     |      |             |     |   |     |       |           |              |           |   |  |  |       |       |       |              |     |             |     |              |              |           |              |     |             |
|-------|------------|-----|------|-------------|-----|---|-----|-------|-----------|--------------|-----------|---|--|--|-------|-------|-------|--------------|-----|-------------|-----|--------------|--------------|-----------|--------------|-----|-------------|
| WM142 | Water Main | PVC | 2021 | 2021 - 2026 | 315 | 0 | 182 |       | \$0       | \$448        | \$81,532  | Y |  |  | 1.250 | 1.000 | 1.000 | \$101,915    | 15% | \$15,287    | 20% | \$23,440     | \$140,643    | \$0       | \$140,643    | \$0 | \$0         |
| WM143 | Water Main | PVC | 2021 | 2021 - 2026 | 315 | 0 | 66  |       | \$0       | \$448        | \$29,501  | Y |  |  | 1.250 | 1.000 | 1.000 | \$36,876     | 15% | \$5,531     | 20% | \$8,482      | \$50,889     | \$0       | \$50,889     | \$0 | \$0         |
| WM144 | Water Main | PVC | 2021 | 2021 - 2026 | 315 | 0 | 718 |       | \$0       | \$448        | \$321,835 | Y |  |  | 1.250 | 1.000 | 1.000 | \$402,294    | 15% | \$60,344    | 20% | \$92,528     | \$555,166    | \$0       | \$555,166    | \$0 | \$0         |
| WM145 | Water Main | PVC | 2041 | 2036 - 2041 | 375 | 0 | 140 |       | \$0       | \$730        | \$101,842 | Y |  |  | 1.250 | 1.000 | 1.000 | \$127,302    | 15% | \$19,095    | 20% | \$29,279     | \$175,677    | \$0       | \$175,677    | \$0 | \$0         |
|       |            |     |      |             |     |   |     |       |           |              |           |   |  |  |       |       |       |              |     |             |     |              |              |           |              |     |             |
|       |            |     |      |             |     |   |     | TOTAL | \$167,181 | \$50,725,478 |           |   |  |  |       |       |       | \$65,367,971 |     | \$9,805,196 |     | \$15,034,633 | \$90,374,981 | \$154,624 | \$86,342,870 | \$0 | \$3,877,487 |

Municipal Water Supply Network Ripley Valley Existing Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE         | DELIVERY STATUS | OFFSET AMOUNT | CATALYST FUNDING |
|---------|--------------------|-----------------|---------------|------------------|
| EXWPS01 | Water Pump Station | Complete        | \$1,053,875   | \$0              |
| EXWM01  | Water Main         | Complete        | \$135,768     | \$0              |
| EXWM01  | Water Main         | Complete        | \$226,128     | \$0              |
| EXWM02  | Water Main         | Complete        | \$127,487     | \$0              |
| EXWM03  | Water Main         | Complete        | \$60,954      | \$0              |
| EXWM04  | Water Main         | Complete        | \$76,733      | \$0              |
| EXWM05  | Water Main         | Complete        | \$87,680      | \$0              |
| EXWM06  | Water Main         | Complete        | \$38,108      | \$165,896        |
| EXWM07  | Water Main         | Complete        | \$45,320      | \$0              |
| EXWM07  | Water Main         | Complete        | -\$788        | \$0              |
| EXWM08  | Water Main         | Complete        | \$84,329      | \$0              |
| EXWM09  | Water Main         | Complete        | -\$22,897     | \$0              |
| EXWM09  | Water Main         | Complete        | \$20,758      | \$0              |
| EXWM09  | Water Main         | Complete        | \$75,042      | \$0              |
| EXWM11  | Water Main         | Complete        | \$161,038     | \$0              |
| EXWM12  | Water Main         | Complete        | \$9,178       | \$0              |
| EXWM13  | Water Main         | Complete        | \$7,650       | \$0              |
| EXWM13  | Water Main         | Complete        | \$82,805      | \$0              |
| EXWM13  | Water Main         | Complete        | \$19,635      | \$0              |
| EXWM13  | Water Main         | Complete        | \$3,442       | \$0              |
| EXWM13  | Water Main         | Complete        | \$41,420      | \$0              |
| EXWM13  | Water Main         | Complete        | \$32,207      | \$0              |
| EXWM13  | Water Main         | Complete        | \$43,632      | \$0              |
| EXWM14  | Water Main         | Complete        | \$43,149      | \$0              |
| EXWM15  | Water Main         | Complete        | \$41,743      | \$0              |
| EXWM15  | Water Main         | Complete        | \$27,184      | \$0              |
| EXWM16  | Water Main         | Complete        | \$268,947     | \$1,170,801      |
| WM039   | Water Main         | Partial         | \$8,925       | \$0              |
| WM039   | Water Main         | Partial         | \$50,904      | \$0              |
| WM123   | Water Main         | Partial         | \$50,273      | \$0              |
| WM130   | Water Main         | Partial         | \$44,522      | \$0              |
|         |                    |                 | \$ 2,945,153  | \$ 1,336,698     |

Municipal Sewerage Network Ripley Valley Future Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE   | ASSET SUB TYPE | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | DIAMETER (mm) | LENGTH (m) | CONSTRUCTION METHOD | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/ha) | LAND COST | WORKS UNIT RATE (\$/m) | WORKS RAW COST | SOIL FACTOR | TRAFFIC FACTOR | TUNNELLING FACTOR | SOIL FACTOR VALUE | TRAFFIC FACTOR VALUE | TUNNELLING FACTOR VALUE | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |             |     |
|---------|--------------|----------------|----------------------------|---------------------------------------|---------------|------------|---------------------|-------------------------|-------------------------------|-----------|------------------------|----------------|-------------|----------------|-------------------|-------------------|----------------------|-------------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|-------------|-----|
| GM001   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 500           | 286        | Trench              |                         | \$0                           | \$0       | \$944                  | \$270,402      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$378,562       | 15%   | \$56,784                          | 20%                      | \$87,069   | \$522,416                                       | \$0                                   | \$522,416   | \$0 |
| GM002   | Gravity Main | GRP            | 2041                       | 2026 - 2031                           | 500           | 963        | Trench              |                         | \$0                           | \$0       | \$944                  | \$909,043      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,272,661     | 15%   | \$190,899                         | 20%                      | \$292,712  | \$1,756,272                                     | \$602,381                             | \$1,153,891 | \$0 |
| GM003   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 531        | Trench              |                         | \$0                           | \$0       | \$958                  | \$509,024      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$712,634       | 15%   | \$106,895                         | 20%                      | \$163,906  | \$983,434                                       | \$0                                   | \$983,434   | \$0 |
| GM004   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 525           | 350        | Trench              |                         | \$0                           | \$0       | \$1,074                | \$376,354      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$526,895       | 15%   | \$79,034                          | 20%                      | \$121,186  | \$727,115                                       | \$0                                   | \$727,115   | \$0 |
| GM005   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 161        | Trench              |                         | \$0                           | \$0       | \$724                  | \$116,670      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$163,338       | 15%   | \$24,501                          | 20%                      | \$37,568   | \$225,407                                       | \$0                                   | \$225,407   | \$0 |
| GM006   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 600           | 93         | Tunnel              |                         | \$0                           | \$0       | \$1,209                | \$112,014      |             | Y              |                   | 1.000             | 1.000                | 5.000                   | \$560,071       | 15%   | \$84,011                          | 20%                      | \$128,816  | \$772,897                                       | \$0                                   | \$772,897   | \$0 |
| GM007   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 315           | 1,116      | Trench              |                         | \$0                           | \$0       | \$724                  | \$808,115      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,131,361     | 15%   | \$169,704                         | 20%                      | \$260,213  | \$1,561,278                                     | \$0                                   | \$1,561,278 | \$0 |
| GM008   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 700           | 387        | Trench              |                         | \$0                           | \$0       | \$1,831                | \$708,199      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$991,478       | 15%   | \$148,722                         | 20%                      | \$228,040  | \$1,368,240                                     | \$0                                   | \$1,368,240 | \$0 |
| GM009   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 1,123      | Trench              |                         | \$0                           | \$0       | \$958                  | \$1,075,613    | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,505,858     | 15%   | \$225,879                         | 20%                      | \$346,347  | \$2,078,084                                     | \$0                                   | \$2,078,084 | \$0 |
| GM010   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 982        | Trench              |                         | \$0                           | \$0       | \$724                  | \$711,348      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$995,888       | 15%   | \$149,383                         | 20%                      | \$229,054  | \$1,374,325                                     | \$0                                   | \$1,374,325 | \$0 |
| GM011   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 375           | 373        | Trench              |                         | \$0                           | \$0       | \$752                  | \$280,288      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$392,403       | 15%   | \$58,860                          | 20%                      | \$90,253   | \$541,516                                       | \$0                                   | \$541,516   | \$0 |
| GM012   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 801        | Trench              |                         | \$0                           | \$0       | \$724                  | \$580,011      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$812,015       | 15%   | \$121,802                         | 20%                      | \$186,763  | \$1,120,580                                     | \$0                                   | \$1,120,580 | \$0 |
| GM013   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 600           | 627        | Trench              |                         | \$0                           | \$0       | \$1,209                | \$758,162      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,061,427     | 15%   | \$159,214                         | 20%                      | \$244,128  | \$1,464,770                                     | \$0                                   | \$1,464,770 | \$0 |
| GM014   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 1,355      | Trench              |                         | \$0                           | \$0       | \$958                  | \$1,298,147    | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,817,405     | 15%   | \$272,611                         | 20%                      | \$418,003  | \$2,508,019                                     | \$0                                   | \$2,508,019 | \$0 |
| GM015   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 162        | Tunnel              |                         | \$0                           | \$0       | \$958                  | \$155,397      |             | Y              |                   | 1.000             | 1.000                | 5.000                   | \$776,985       | 15%   | \$116,548                         | 20%                      | \$178,707  | \$1,072,240                                     | \$0                                   | \$1,072,240 | \$0 |
| GM016   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 1,096      | Trench              |                         | \$0                           | \$0       | \$958                  | \$1,049,451    | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,469,231     | 15%   | \$220,385                         | 20%                      | \$337,923  | \$2,027,538                                     | \$0                                   | \$2,027,538 | \$0 |
| GM017   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 537        | Trench              |                         | \$0                           | \$0       | \$724                  | \$389,063      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$544,689       | 15%   | \$81,703                          | 20%                      | \$125,278  | \$751,670                                       | \$0                                   | \$751,670   | \$0 |
| GM018   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 450           | 208        | Trench              |                         | \$0                           | \$0       | \$958                  | \$199,558      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$279,381       | 15%   | \$41,907                          | 20%                      | \$64,258   | \$385,546                                       | \$0                                   | \$385,546   | \$0 |
| GM019   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 375           | 310        | Trench              |                         | \$0                           | \$0       | \$752                  | \$233,552      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$326,972       | 15%   | \$49,046                          | 20%                      | \$75,204   | \$451,222                                       | \$0                                   | \$451,222   | \$0 |
| GM020   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 491        | Trench              |                         | \$0                           | \$0       | \$724                  | \$355,544      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$497,762       | 15%   | \$74,664                          | 20%                      | \$114,485  | \$686,912                                       | \$0                                   | \$686,912   | \$0 |
| GM021   | Gravity Main | PVC            | 2027                       | 2021 - 2026                           | 300           | 1,270      | Trench              |                         | \$0                           | \$0       | \$724                  | \$919,994      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,287,992     | 15%   | \$193,199                         | 20%                      | \$296,238  | \$1,777,429                                     | \$0                                   | \$1,777,429 | \$0 |
| GM023   | Gravity Main | GRP            | 2027                       | 2021 - 2026                           | 400           | 30         | Trench              |                         | \$0                           | \$0       | \$791                  | \$24,120       | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$33,768        | 15%   | \$5,065                           | 20%                      | \$7,767  | \$46,599  | \$0                                   | \$46,599    | \$0 |
| GM024   | Gravity Main | GRP            | 2021                       | 2021 - 2026                           | 560           | 72         | Bridge              |                         | \$0                           | \$0       | \$1,178                | \$187,165      |             |                |                   | 1.000             | 1.000                | 1.000                   | \$187,165       | 15%   | \$28,075                          | 20%                      | \$43,048   | \$258,288                                       | \$0                                   | \$258,288   | \$0 |
| GM025   | Gravity Main | GRP            | 2021                       | 2021 - 2026                           | 560           | 87         | Trench              |                         | \$0                           | \$0       | \$1,178                | \$102,201      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$143,081       | 15%   | \$21,462                          | 20%                      | \$32,909   | \$197,452                                       | \$0                                   | \$197,452   | \$0 |
| GM026   | Gravity Main | GRP            | 2021                       | 2021 - 2026                           | 560           | 191        | Trench              |                         | \$0                           | \$0       | \$1,178                | \$225,288      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$315,403       | 15%   | \$47,310                          | 20%                      | \$72,543   | \$435,256                                       | \$0                                   | \$435,256   | \$0 |
| GM027   | Gravity Main | GRP            | 2021                       | 2021 - 2026                           | 560           | 127        | Trench              |                         | \$0                           | \$0       | \$1,178                | \$149,005      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$208,606       | 15%   | \$31,291                          | 20%                      | \$47,979   | \$287,877                                       | \$0                                   | \$287,877   | \$0 |
| GM028   | Gravity Main | GRP            | 2041                       | 2026 - 2031                           | 600           | 287        | Trench              |                         | \$0                           | \$0       | \$1,209                | \$346,755      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$485,457       | 15%   | \$72,819                          | 20%                      | \$111,655  | \$669,931                                       | \$0                                   | \$669,931   | \$0 |
| GM029   | Gravity Main | GRP            | 2041                       | 2026 - 2031                           | 525           | 132        | Trench              |                         | \$0                           | \$0       | \$1,074                | \$141,559      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$198,183       | 15%   | \$29,727                          | 20%                      | \$45,582   | \$273,492                                       | \$0                                   | \$273,492   | \$0 |
| GM030   | Gravity Main | GRP            | 2021                       | 2021 - 2026                           | 400           | 43         | Trench              |                         | \$0                           | \$0       | \$791                  | \$34,124       | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$47,774        | 15%   | \$7,166                           | 20%                      | \$10,988   | \$65,928  | \$0                                   | \$65,928    | \$0 |
| GM031   | Gravity Main | GRP            | 2041                       | 2036 -                                | 525           | 107        | Trench              |                         | \$0                           | \$0       | \$1,074                | \$115,001      | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$161,001       | 15%   | \$24,150                          | 20%                      | \$37,030   | \$222,182                                       | \$0                                   | \$222,182   | \$0 |

|       |              |     |      |             |     |     |        |  |     |     |         |           |   |   |  |       |       |       |             |     |           |     |           |             |     |             |     |
|-------|--------------|-----|------|-------------|-----|-----|--------|--|-----|-----|---------|-----------|---|---|--|-------|-------|-------|-------------|-----|-----------|-----|-----------|-------------|-----|-------------|-----|
| GM032 | Gravity Main | GRP | 2041 | 2041        | 400 | 314 | Trench |  | \$0 | \$0 | \$791   | \$248,861 | Y |   |  | 1.400 | 1.000 | 1.000 | \$348,405   | 15% | \$52,261  | 20% | \$80,133  | \$480,799   | \$0 | \$480,799   | \$0 |
| GM033 | Gravity Main | PVC | 2041 | 2036 - 2041 | 375 | 73  | Trench |  | \$0 | \$0 | \$752   | \$54,629  | Y |   |  | 1.400 | 1.000 | 1.000 | \$76,480    | 15% | \$11,472  | 20% | \$17,591  | \$105,543   | \$0 | \$105,543   | \$0 |
| GM034 | Gravity Main | GRP | 2021 | 2021 - 2026 | 400 | 103 | Trench |  | \$0 | \$0 | \$791   | \$81,475  | Y |   |  | 1.400 | 1.000 | 1.000 | \$114,065   | 15% | \$17,110  | 20% | \$26,235  | \$157,409   | \$0 | \$157,409   | \$0 |
| GM035 | Gravity Main | GRP | 2021 | 2021 - 2026 | 400 | 156 | Trench |  | \$0 | \$0 | \$791   | \$123,149 | Y |   |  | 1.400 | 1.000 | 1.000 | \$172,409   | 15% | \$25,861  | 20% | \$39,654  | \$237,924   | \$0 | \$237,924   | \$0 |
| GM036 | Gravity Main | PVC | 2021 | 2021 - 2026 | 355 | 155 | Trench |  | \$0 | \$0 | \$752   | \$116,976 | Y |   |  | 1.400 | 1.000 | 1.000 | \$163,767   | 15% | \$24,565  | 20% | \$37,666  | \$225,998   | \$0 | \$225,998   | \$0 |
| GM037 | Gravity Main | PVC | 2021 | 2021 - 2026 | 355 | 70  | Trench |  | \$0 | \$0 | \$752   | \$52,494  | Y |   |  | 1.400 | 1.000 | 1.000 | \$73,492    | 15% | \$11,024  | 20% | \$16,903  | \$101,419   | \$0 | \$101,419   | \$0 |
| GM039 | Gravity Main | PVC | 2027 | 2021 - 2026 | 375 | 567 | Trench |  | \$0 | \$0 | \$752   | \$426,340 | Y |   |  | 1.400 | 1.000 | 1.000 | \$596,877   | 15% | \$89,531  | 20% | \$137,282 | \$823,690   | \$0 | \$823,690   | \$0 |
| GM040 | Gravity Main | PVC | 2027 | 2021 - 2026 | 300 | 328 | Trench |  | \$0 | \$0 | \$724   | \$237,600 | Y |   |  | 1.400 | 1.000 | 1.000 | \$332,640   | 15% | \$49,896  | 20% | \$76,507  | \$459,043   | \$0 | \$459,043   | \$0 |
| GM041 | Gravity Main | GRP | 2021 | 2021 - 2026 | 400 | 201 | Trench |  | \$0 | \$0 | \$791   | \$158,822 | Y |   |  | 1.400 | 1.000 | 1.000 | \$222,350   | 15% | \$33,353  | 20% | \$51,141  | \$306,844   | \$0 | \$306,844   | \$0 |
| GM042 | Gravity Main | GRP | 2021 | 2021 - 2026 | 400 | 19  | Trench |  | \$0 | \$0 | \$791   | \$14,917  | Y |   |  | 1.400 | 1.000 | 1.000 | \$20,884    | 15% | \$3,133   | 20% | \$4,803   | \$28,821    | \$0 | \$28,821    | \$0 |
| GM043 | Gravity Main | PVC | 2021 | 2021 - 2026 | 250 | 411 | Trench |  | \$0 | \$0 | \$724   | \$297,827 | Y |   |  | 1.400 | 1.000 | 1.000 | \$416,958   | 15% | \$62,544  | 20% | \$95,900  | \$575,402   | \$0 | \$575,402   | \$0 |
| GM044 | Gravity Main | GRP | 2021 | 2021 - 2026 | 400 | 307 | Trench |  | \$0 | \$0 | \$791   | \$242,643 | Y |   |  | 1.400 | 1.000 | 1.000 | \$339,700   | 15% | \$50,955  | 20% | \$78,131  | \$468,786   | \$0 | \$468,786   | \$0 |
| GM045 | Gravity Main | PVC | 2021 | 2021 - 2026 | 315 | 204 | Trench |  | \$0 | \$0 | \$724   | \$147,745 | Y | Y |  | 1.400 | 1.225 | 1.000 | \$240,086   | 15% | \$36,013  | 20% | \$55,220  | \$331,319   | \$0 | \$331,319   | \$0 |
| GM046 | Gravity Main | PVC | 2021 | 2021 - 2026 | 250 | 924 | Trench |  | \$0 | \$0 | \$724   | \$668,821 | Y | Y |  | 1.400 | 1.225 | 1.000 | \$1,086,834 | 15% | \$163,025 | 20% | \$249,972 | \$1,499,831 | \$0 | \$1,499,831 | \$0 |
| GM047 | Gravity Main | GRP | 2027 | 2021 - 2026 | 675 | 42  | Trench |  | \$0 | \$0 | \$1,784 | \$75,206  | Y |   |  | 1.400 | 1.000 | 1.000 | \$105,288   | 15% | \$15,793  | 20% | \$24,216  | \$145,297   | \$0 | \$145,297   | \$0 |
| GM048 | Gravity Main | GRP | 2027 | 2021 - 2026 | 600 | 626 | Trench |  | \$0 | \$0 | \$1,209 | \$756,811 | Y |   |  | 1.400 | 1.000 | 1.000 | \$1,059,536 | 15% | \$158,930 | 20% | \$243,693 | \$1,462,159 | \$0 | \$1,462,159 | \$0 |
| GM049 | Gravity Main | GRP | 2027 | 2021 - 2026 | 450 | 264 | Trench |  | \$0 | \$0 | \$958   | \$253,061 | Y |   |  | 1.400 | 1.000 | 1.000 | \$354,286   | 15% | \$53,143  | 20% | \$81,486  | \$488,914   | \$0 | \$488,914   | \$0 |

| DCOP ID | ASSET TYPE   | ASSET SUB TYPE | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION/ ACQUISITION | DIAMETER (mm) | LENGTH (m) | CONSTRUCTION METHOD | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/ha) | LAND COST | WORKS UNIT RATE (\$/m) | WORKS RAW COST      | SOIL FACTOR | TRAFFIC FACTOR | TUNNELLING FACTOR | SOIL FACTOR VALUE | TRAFFIC FACTOR VALUE | TUNNELLING FACTOR VALUE | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |                    |           |
|---------|--------------|----------------|----------------------------|--------------------------------------|---------------|------------|---------------------|-------------------------|-------------------------------|-----------|------------------------|---------------------|-------------|----------------|-------------------|-------------------|----------------------|-------------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|--------------------|-----------|
| GM050   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 400           | 479        | Trench              |                         | \$0                           | \$0       | \$791                  | \$378,994           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$530,592       | 15%   | \$79,589                          | 20%                      | \$122,036  | \$732,217                                       | \$0                                   | \$732,217          | \$0       |
| GM052   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 400           | 817        | Trench              |                         | \$0                           | \$0       | \$791                  | \$646,823           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$905,552       | 15%   | \$135,833                         | 20%                      | \$208,277  | \$1,249,662                                     | \$0                                   | \$1,249,662        | \$0       |
| GM053   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 515        | Trench              |                         | \$0                           | \$0       | \$724                  | \$372,944           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$522,121       | 15%   | \$78,318                          | 20%                      | \$120,088  | \$720,527                                       | \$0                                   | \$720,527          | \$0       |
| GM054   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 600           | 408        | Trench              |                         | \$0                           | \$0       | \$1,209                | \$493,462           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$690,846       | 15%   | \$103,627                         | 20%                      | \$158,895  | \$953,368                                       | \$0                                   | \$953,368          | \$0       |
| GM055   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 450           | 125        | Bridge              |                         | \$0                           | \$0       | \$958                  | \$222,173           |             |                |                   | 1.000             | 1.000                | 1.000                   | \$222,173       | 15%   | \$33,326                          | 20%                      | \$51,100   | \$306,598                                       | \$0                                   | \$306,598          | \$0       |
| GM056   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 882        | Trench              |                         | \$0                           | \$0       | \$724                  | \$638,471           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$893,860       | 15%   | \$134,079                         | 20%                      | \$205,588  | \$1,233,526                                     | \$0                                   | \$1,233,526        | \$0       |
| GM057   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 375           | 1,350      | Trench              |                         | \$0                           | \$0       | \$752                  | \$1,015,854         | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,422,195     | 15%   | \$213,329                         | 20%                      | \$327,105  | \$1,962,630                                     | \$0                                   | \$1,962,630        | \$0       |
| GM058   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 387        | Trench              |                         | \$0                           | \$0       | \$724                  | \$280,022           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$392,031       | 15%   | \$58,805                          | 20%                      | \$90,167   | \$541,002                                       | \$0                                   | \$541,002          | \$0       |
| GM059   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 600           | 3,205      | Trench              |                         | \$0                           | \$0       | \$1,209                | \$3,876,142         | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$5,426,598     | 15%   | \$813,990                         | 20%                      | \$1,248,118                                      | \$7,488,706                                     | \$0                                   | \$7,488,706        | \$0       |
| GM060   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 130        | Trench              |                         | \$0                           | \$0       | \$724                  | \$94,052            | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$131,673       | 15%   | \$19,751                          | 20%                      | \$30,285   | \$181,708                                       | \$0                                   | \$181,708          | \$0       |
| GM061   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 600           | 193        | Trench              |                         | \$0                           | \$0       | \$1,209                | \$233,820           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$327,348       | 15%   | \$49,102                          | 20%                      | \$75,290   | \$451,740                                       | \$0                                   | \$451,740          | \$0       |
| GM062   | Gravity Main | PVC            | 2041                       | 2031 - 2036                          | 300           | 363        | Trench              |                         | \$0                           | \$0       | \$724                  | \$262,636           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$367,690       | 15%   | \$55,154                          | 20%                      | \$84,569   | \$507,412                                       | \$0                                   | \$507,412          | \$0       |
| GM063   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 450           | 736        | Trench              |                         | \$0                           | \$0       | \$958                  | \$705,244           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$987,341       | 15%   | \$148,101                         | 20%                      | \$227,088  | \$1,362,531                                     | \$0                                   | \$1,362,531        | \$0       |
| GM064   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 127        | Trench              |                         | \$0                           | \$0       | \$724                  | \$91,850            | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$128,589       | 15%   | \$19,288                          | 20%                      | \$29,576   | \$177,453                                       | \$0                                   | \$177,453          | \$0       |
| GM065   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 375           | 512        | Trench              |                         | \$0                           | \$0       | \$752                  | \$385,398           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$539,557       | 15%   | \$80,934                          | 20%                      | \$124,098  | \$744,589                                       | \$0                                   | \$744,589          | \$0       |
| GM066   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 849        | Trench              |                         | \$0                           | \$0       | \$724                  | \$614,988           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$860,984       | 15%   | \$129,148                         | 20%                      | \$198,026  | \$1,188,158                                     | \$0                                   | \$1,188,158        | \$0       |
| GM067   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 375           | 1,088      | Trench              |                         | \$0                           | \$0       | \$752                  | \$818,141           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,145,397     | 15%   | \$171,810                         | 20%                      | \$263,441  | \$1,580,648                                     | \$0                                   | \$1,580,648        | \$0       |
| GM068   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 353        | Trench              |                         | \$0                           | \$0       | \$724                  | \$255,685           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$357,959       | 15%   | \$53,694                          | 20%                      | \$82,331   | \$493,984                                       | \$0                                   | \$493,984          | \$0       |
| GM069   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 308        | Trench              |                         | \$0                           | \$0       | \$724                  | \$223,347           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$312,685       | 15%   | \$46,903                          | 20%                      | \$71,918   | \$431,506                                       | \$0                                   | \$431,506          | \$0       |
| GM070   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 335        | Trench              |                         | \$0                           | \$0       | \$724                  | \$242,264           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$339,169       | 15%   | \$50,875                          | 20%                      | \$78,009   | \$468,054                                       | \$0                                   | \$468,054          | \$0       |
| GM071   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 560           | 468        | Trench              |                         | \$0                           | \$0       | \$1,178                | \$551,329           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$771,861       | 15%   | \$115,779                         | 20%                      | \$177,528  | \$1,065,168                                     | \$0                                   | \$84,332           | \$980,836 |
| GM072   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 37         | Trench              |                         | \$0                           | \$0       | \$724                  | \$26,640            | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$37,296        | 15%   | \$5,594                           | 20%                      | \$8,578  | \$51,468  | \$0                                   | \$4,075            | \$47,393  |
| GM073   | Gravity Main | GRP            | 2027                       | 2021 - 2026                          | 500           | 1,364      | Trench              |                         | \$0                           | \$0       | \$944                  | \$1,287,313         | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$1,802,238     | 15%   | \$270,336                         | 20%                      | \$414,515  | \$2,487,089                                     | \$0                                   | \$2,487,089        | \$0       |
| GM074   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 444        | Trench              |                         | \$0                           | \$0       | \$724                  | \$321,785           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$450,499       | 15%   | \$67,575                          | 20%                      | \$103,615  | \$621,689                                       | \$0                                   | \$621,689          | \$0       |
| GM075   | Gravity Main | PVC            | 2027                       | 2021 - 2026                          | 300           | 809        | Trench              |                         | \$0                           | \$0       | \$724                  | \$585,647           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$819,906       | 15%   | \$122,986                         | 20%                      | \$188,578  | \$1,131,471                                     | \$0                                   | \$1,131,471        | \$0       |
| GM076   | Gravity Main | PVC            | 2021                       | 2021 - 2026                          | 315           | 365        | Trench              |                         | \$0                           | \$0       | \$724                  | \$264,213           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$369,898       | 15%   | \$55,485                          | 20%                      | \$85,076   | \$510,459                                       | \$0                                   | \$510,459          | \$0       |
| GM077   | Gravity Main | PVC            | 2041                       | 2026 - 2031                          | 300           | 189        | Trench              |                         | \$0                           | \$0       | \$724                  | \$137,103           | Y           |                |                   | 1.400             | 1.000                | 1.000                   | \$191,944       | 15%   | \$28,792                          | 20%                      | \$44,147   | \$264,883                                       | \$0                                   | \$264,883          | \$0       |
|         |              |                |                            |                                      |               |            |                     | <b>TOTAL</b>            | <b>\$0</b>                    |           |                        | <b>\$32,124,881</b> |             |                |                   |                   |                      |                         |                 | <b>\$6,893,626</b>                                |                                   | <b>\$10,570,226</b>      | <b>\$63,421,358</b>                              | <b>\$602,381</b>                                | <b>\$61,790,748</b>                   | <b>\$1,028,229</b> |           |



Municipal Sewerage Network Ripley Valley Existing Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE   | DELIVERY STATUS | OFFSET AMOUNT      | CATALYST FUNDING   |
|---------|--------------|-----------------|--------------------|--------------------|
| EXGM01  | Gravity Main | Complete        | \$304,037          | \$0                |
| EXGM02  | Gravity Main | Complete        | \$63,454           | \$0                |
| EXGM03  | Gravity Main | Complete        | -\$18,588          | \$0                |
| EXGM03  | Gravity Main | Complete        | \$185,703          | \$0                |
| EXGM04  | Gravity Main | Complete        | -\$16,483          | \$0                |
| EXGM04  | Gravity Main | Complete        | \$163,904          | \$0                |
| EXGM05  | Gravity Main | Complete        | \$17,014           | \$0                |
| EXGM05  | Gravity Main | Complete        | \$322,885          | \$0                |
| EXGM06  | Gravity Main | Complete        | \$135,608          | \$0                |
| EXGM06  | Gravity Main | Complete        | \$370,474          | \$0                |
| EXGM07  | Gravity Main | Complete        | \$292,574          | \$0                |
| EXGM08  | Gravity Main | Complete        | \$346,760          | \$0                |
| EXGM09  | Gravity Main | Complete        | \$8,161            | \$0                |
| EXGM09  | Gravity Main | Complete        | \$31,473           | \$0                |
| EXGM10  | Gravity Main | Complete        | \$116,811          | \$330,481          |
| EXGM11  | Gravity Main | Complete        | \$17,101           | \$48,382           |
| EXGM12  | Gravity Main | Complete        | \$15,346           | \$0                |
| EXGM12  | Gravity Main | Complete        | \$61,777           | \$0                |
| EXGM13  | Gravity Main | Complete        | \$12,733           | \$36,023           |
| EXGM13  | Gravity Main | Complete        | \$44,781           | \$126,695          |
| EXGM14  | Gravity Main | Complete        | \$164,002          | \$463,993          |
| EXGM15  | Gravity Main | Complete        | \$114,282          | \$323,327          |
| EXPS01  | Pump Station | Complete        | \$348,871          | \$987,024          |
| EXPS02  | Pump Station | Complete        | \$348,871          | \$987,024          |
| EXRM01  | Rising Main  | Complete        | \$160,764          | \$454,834          |
| EXRM02  | Gravity Main | Complete        | \$113,329          | \$320,631          |
| EXRM02  | Rising Main  | Complete        | \$160,764          | \$454,834          |
| GM002   | Gravity Main | Partial         | \$602,381          | \$0                |
|         |              |                 |                    |                    |
|         |              |                 |                    |                    |
|         |              |                 | <b>\$4,488,789</b> | <b>\$4,533,248</b> |



|        |              |                     |  |      |             |   |   |   |  |     |             |  |      |      |             |     |           |     |           |             |     |             |           |     |
|--------|--------------|---------------------|--|------|-------------|---|---|---|--|-----|-------------|--|------|------|-------------|-----|-----------|-----|-----------|-------------|-----|-------------|-----------|-----|
| RI019A | Intersection | Signalised          |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$90,690    |  | 1.00 | 1.00 | \$90,690    | 15% | \$13,603  | 15% | \$15,644  | \$119,937   | \$0 | \$119,937   | \$0       | \$0 |
| RI019B | Intersection | Signalised          |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$1,064,628 |  | 1.00 | 1.00 | \$1,064,628 | 15% | \$159,694 | 15% | \$183,648 | \$1,407,971 | \$0 | \$1,407,971 | \$0       | \$0 |
| RI019C | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$1,029,977 |  | 1.00 | 1.00 | \$1,029,977 | 15% | \$154,497 | 15% | \$177,671 | \$1,362,145 | \$0 | \$1,362,145 | \$0       | \$0 |
| RI023A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$60,460    |  | 1.00 | 1.00 | \$60,460    | 15% | \$9,069   | 15% | \$10,429  | \$79,958    | \$0 | \$79,958    | \$0       | \$0 |
| RI023B | Intersection | Signalised          |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$431,239   |  | 1.00 | 1.00 | \$431,239   | 15% | \$64,686  | 15% | \$74,389  | \$570,314   | \$0 | \$570,314   | \$0       | \$0 |
| RI023C | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$186,007   |  | 1.00 | 1.00 | \$186,007   | 15% | \$27,901  | 15% | \$32,086  | \$245,994   | \$0 | \$245,994   | \$0       | \$0 |
| RI024A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$120,920   |  | 1.00 | 1.00 | \$120,920   | 15% | \$18,138  | 15% | \$20,859  | \$159,916   | \$0 | \$159,916   | \$0       | \$0 |
| RI024B | Intersection | Signalised          |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$665,675   |  | 1.00 | 1.00 | \$665,675   | 15% | \$99,851  | 15% | \$114,829 | \$880,356   | \$0 | \$880,356   | \$0       | \$0 |
| RI024C | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$70,537    |  | 1.00 | 1.00 | \$70,537    | 15% | \$10,580  | 15% | \$12,168  | \$93,285    | \$0 | \$93,285    | \$0       | \$0 |
| RI025A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$120,920   |  | 1.00 | 1.00 | \$120,920   | 15% | \$18,138  | 15% | \$20,859  | \$159,916   | \$0 | \$159,916   | \$0       | \$0 |
| RI025B | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$856,309   |  | 1.00 | 1.00 | \$856,309   | 15% | \$128,446 | 15% | \$147,713 | \$1,132,469 | \$0 | \$1,132,469 | \$0       | \$0 |
| RI026A | Intersection | Signalised          |  | 2021 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$581,463   |  | 1.00 | 1.00 | \$581,463   | 15% | \$87,220  | 15% | \$100,302 | \$768,985   | \$0 | \$254,617   | \$514,369 | \$0 |
| RI026B | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$130,996   |  | 1.00 | 1.00 | \$130,996   | 15% | \$19,649  | 15% | \$22,597  | \$173,243   | \$0 | \$173,243   | \$0       | \$0 |
| RI027A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$60,460    |  | 1.00 | 1.00 | \$60,460    | 15% | \$9,069   | 15% | \$10,429  | \$79,958    | \$0 | \$79,958    | \$0       | \$0 |
| RI027B | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$595,139   |  | 1.00 | 1.00 | \$595,139   | 15% | \$89,271  | 15% | \$102,661 | \$787,071   | \$0 | \$787,071   | \$0       | \$0 |
| RI028A | Intersection | Priority Controlled |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$98,093    |  | 1.00 | 1.00 | \$98,093    | 15% | \$14,714  | 15% | \$16,921  | \$129,728   | \$0 | \$129,728   | \$0       | \$0 |
| RI028B | Intersection | Signalised          |  | 2041 | 2041 - 2066 | 0 | 0 | 0 |  | \$0 | \$401,009   |  | 1.00 | 1.00 | \$401,009   | 15% | \$60,151  | 15% | \$69,174  | \$530,335   | \$0 | \$530,335   | \$0       | \$0 |
| RI029A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$60,460    |  | 1.00 | 1.00 | \$60,460    | 15% | \$9,069   | 15% | \$10,429  | \$79,958    | \$0 | \$79,958    | \$0       | \$0 |
| RI029B | Intersection | Signalised          |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$645,522   |  | 1.00 | 1.00 | \$645,522   | 15% | \$96,828  | 15% | \$111,353 | \$853,703   | \$0 | \$853,703   | \$0       | \$0 |
| RI029C | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$20,873    |  | 1.00 | 1.00 | \$20,873    | 15% | \$3,131   | 15% | \$3,601   | \$27,605    | \$0 | \$27,605    | \$0       | \$0 |
| RI030A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$120,920   |  | 1.00 | 1.00 | \$120,920   | 15% | \$18,138  | 15% | \$20,859  | \$159,916   | \$0 | \$159,916   | \$0       | \$0 |
| RI030B | Intersection | Signalised          |  | 2041 | 2031 - 2041 | 0 | 0 | 0 |  | \$0 | \$595,139   |  | 1.00 | 1.00 | \$595,139   | 15% | \$89,271  | 15% | \$102,661 | \$787,071   | \$0 | \$155,852   | \$631,220 | \$0 |
| RI031A | Intersection | Priority Controlled |  | 2027 | 2021 - 2026 | 0 | 0 | 0 |  | \$0 | \$151,150   |  | 1.00 | 1.00 | \$151,150   | 15% | \$22,672  | 15% | \$26,073  | \$199,895   | \$0 | \$199,895   | \$0       | \$0 |
| RI031B | Intersection | Signalised          |  | 2041 | 2026 - 2031 | 0 | 0 | 0 |  | \$0 | \$619,097   |  | 1.00 | 1.00 | \$619,097   | 15% | \$92,865  | 15% | \$106,794 | \$818,755   | \$0 | \$818,755   | \$0       | \$0 |

| DCOP ID | ASSET TYPE   | ASSET SUBTYPE       | ROAD CROSS SECTION | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | WIDTH (m) | AREA (ha, roads, bridges/culverts) | LENGTH (m) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/ha) | LAND COST | WORKS UNIT RATE (\$/m, roads) (\$/m <sup>2</sup> , off road path, bridge and culverts) | WORKS RAW COST | RELOCATION FACTOR | TRAFFIC FACTOR | RELOCATION FACTOR VALUE | TRAFFIC FACTOR VALUE | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (INCLUDING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) | EXTERNAL FUNDING (OTHER ENTITIES) |     |
|---------|--------------|---------------------|--------------------|----------------------------|---------------------------------------|-----------|------------------------------------|------------|-------------------------|-------------------------------|-----------|--|----------------|-------------------|----------------|-------------------------|----------------------|-----------------|---|-----------------------------------|--------------------------|---|---|---------------------------------------|-----------------------------------|-----|
| RI031C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$33,315   |                |                   | 1.00           | 1.00                    | \$33,315             | 15%             | \$4,997   | 15%                               | \$5,747                  | \$44,059  | \$0   | \$44,059                              | \$0                               | \$0 |
| RI032A  | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$461,469  |                |                   | 1.00           | 1.00                    | \$461,469            | 15%             | \$69,220  | 15%                               | \$79,603                 | \$610,293   | \$0   | \$610,293                             | \$0                               | \$0 |
| RI032B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$30,230   |                |                   | 1.00           | 1.00                    | \$30,230             | 15%             | \$4,534   | 15%                               | \$5,215                  | \$39,979  | \$0   | \$39,979                              | \$0                               | \$0 |
| RI033A  | Intersection | Priority Controlled |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$120,920  |                |                   | 1.00           | 1.00                    | \$120,920            | 15%             | \$18,138  | 15%                               | \$20,859                 | \$159,916   | \$0   | \$159,916                             | \$0                               | \$0 |
| RI033B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$716,059  |                |                   | 1.00           | 1.00                    | \$716,059            | 15%             | \$107,409   | 15%                               | \$123,520                | \$946,988   | \$0   | \$946,988                             | \$0                               | \$0 |
| RI033C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$43,391   |                |                   | 1.00           | 1.00                    | \$43,391             | 15%             | \$6,509   | 15%                               | \$7,485                  | \$57,385  | \$0   | \$57,385                              | \$0                               | \$0 |
| RI034A  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$758,627  |                |                   | 1.00           | 1.00                    | \$758,627            | 15%             | \$113,794   | 15%                               | \$130,863                | \$1,003,285                                       | \$0   | \$1,003,285                           | \$0                               | \$0 |
| RI034B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$80,613   |                |                   | 1.00           | 1.00                    | \$80,613             | 15%             | \$12,092  | 15%                               | \$13,906                 | \$106,611   | \$0   | \$106,611                             | \$0                               | \$0 |
| RI035A  | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$595,139  |                |                   | 1.00           | 1.00                    | \$595,139            | 15%             | \$89,271  | 15%                               | \$102,661                | \$787,071   | \$68,641  | \$718,431                             | \$0                               | \$0 |
| RI035B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$141,073  |                |                   | 1.00           | 1.00                    | \$141,073            | 15%             | \$21,161  | 15%                               | \$24,335                 | \$186,569   | \$0   | \$186,569                             | \$0                               | \$0 |
| RI036A  | Intersection | Priority Controlled |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$122,154  |                |                   | 1.00           | 1.00                    | \$122,154            | 15%             | \$18,323  | 15%                               | \$21,071                 | \$161,548   | \$0   | \$161,548                             | \$0                               | \$0 |
| RI037A  | Intersection | Priority Controlled |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$60,460   |                |                   | 1.00           | 1.00                    | \$60,460             | 15%             | \$9,069   | 15%                               | \$10,429                 | \$79,958  | \$0   | \$79,958                              | \$0                               | \$0 |
| RI037B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$431,239  |                |                   | 1.00           | 1.00                    | \$431,239            | 15%             | \$64,686  | 15%                               | \$74,389                 | \$570,314   | \$0   | \$570,314                             | \$0                               | \$0 |
| RI038A  | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$746,289  |                |                   | 1.00           | 1.00                    | \$746,289            | 15%             | \$111,943   | 15%                               | \$128,735                | \$986,967   | \$0   | \$986,967                             | \$0                               | \$0 |
| RI038B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$362,759  |                |                   | 1.00           | 1.00                    | \$362,759            | 15%             | \$54,414  | 15%                               | \$62,576                 | \$479,749   | \$0   | \$479,749                             | \$0                               | \$0 |
| RI038C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$503,832  |                |                   | 1.00           | 1.00                    | \$503,832            | 15%             | \$75,575  | 15%                               | \$86,911                 | \$666,318   | \$0   | \$666,318                             | \$0                               | \$0 |
| RI039A  | Intersection | Priority Controlled |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$60,460   |                |                   | 1.00           | 1.00                    | \$60,460             | 15%             | \$9,069   | 15%                               | \$10,429                 | \$79,958  | \$0   | \$79,958                              | \$0                               | \$0 |
| RI039B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$723,770  |                |                   | 1.00           | 1.00                    | \$723,770            | 15%             | \$108,566   | 15%                               | \$124,850                | \$957,186   | \$0   | \$957,186                             | \$0                               | \$0 |
| RI039C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$9,254  |                |                   | 1.00           | 1.00                    | \$9,254              | 15%             | \$1,388   | 15%                               | \$1,596                  | \$12,238  | \$0   | \$12,238                              | \$0                               | \$0 |
| RI040A  | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$655,599  |                |                   | 1.00           | 1.00                    | \$655,599            | 15%             | \$98,340  | 15%                               | \$113,091                | \$867,029   | \$0   | \$867,029                             | \$0                               | \$0 |
| RI040B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$60,460   |                |                   | 1.00           | 1.00                    | \$60,460             | 15%             | \$9,069   | 15%                               | \$10,429                 | \$79,958  | \$0   | \$79,958                              | \$0                               | \$0 |
| RI040C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$151,150  |                |                   | 1.00           | 1.00                    | \$151,150            | 15%             | \$22,672  | 15%                               | \$26,073                 | \$199,895   | \$0   | \$199,895                             | \$0                               | \$0 |
| RI041A  | Intersection | Priority Controlled |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$60,460   |                |                   | 1.00           | 1.00                    | \$60,460             | 15%             | \$9,069   | 15%                               | \$10,429                 | \$79,958  | \$0   | \$79,958                              | \$0                               | \$0 |
| RI041B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$503,729  |                |                   | 1.00           | 1.00                    | \$503,729            | 15%             | \$75,559  | 15%                               | \$86,893                 | \$666,182   | \$0   | \$666,182                             | \$0                               | \$0 |
| RI042A  | Intersection | Priority Controlled |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$60,460   |                |                   | 1.00           | 1.00                    | \$60,460             | 15%             | \$9,069   | 15%                               | \$10,429                 | \$79,958  | \$0   | \$79,958                              | \$0                               | \$0 |
| RI042B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$401,009  |                |                   | 1.00           | 1.00                    | \$401,009            | 15%             | \$60,151  | 15%                               | \$69,174                 | \$530,335   | \$0   | \$530,335                             | \$0                               | \$0 |
| RI043A  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$431,239  |                |                   | 1.00           | 1.00                    | \$431,239            | 15%             | \$64,686  | 15%                               | \$74,389                 | \$570,314   | \$0   | \$570,314                             | \$0                               | \$0 |
| RI043B  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$107,347  |                |                   | 1.00           | 1.00                    | \$107,347            | 15%             | \$16,102  | 15%                               | \$18,517                 | \$141,967   | \$0   | \$141,967                             | \$0                               | \$0 |
| RI044A  | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$716,059  |                |                   | 1.00           | 1.00                    | \$716,059            | 15%             | \$107,409   | 15%                               | \$123,520                | \$946,988   | \$0   | \$946,988                             | \$0                               | \$0 |
| RI044B  | Intersection | Signalised          |                    | 2041                       | 2026 - 2031                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$140,250  |                |                   | 1.00           | 1.00                    | \$140,250            | 15%             | \$21,038  | 15%                               | \$24,193                 | \$185,481   | \$0   | \$185,481                             | \$0                               | \$0 |
| RI044C  | Intersection | Signalised          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$80,613   |                |                   | 1.00           | 1.00                    | \$80,613             | 15%             | \$12,092  | 15%                               | \$13,906                 | \$106,611   | \$0   | \$106,611                             | \$0                               | \$0 |
| RI044D  | Intersection | Signalised          |                    | 2041                       | 2041 - 2066                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$92,952   |                |                   | 1.00           | 1.00                    | \$92,952             | 15%             | \$13,943  | 15%                               | \$16,034                 | \$122,929   | \$0   | \$122,929                             | \$0                               | \$0 |
| RI045A  | Intersection | Roundabout          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$298,186  |                |                   | 1.00           | 1.00                    | \$298,186            | 15%             | \$44,728  | 15%                               | \$51,437                 | \$394,352   | \$0   | \$394,352                             | \$0                               | \$0 |
| RI046A  | Intersection | Roundabout          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$992,241  |                |                   | 1.00           | 1.00                    | \$992,241            | 15%             | \$148,836   | 15%                               | \$171,162                | \$1,312,239                                       | \$0   | \$1,312,239                           | \$0                               | \$0 |
| RI046B  | Intersection | Roundabout          |                    | 2041                       | 2031 - 2041                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$462,703  |                |                   | 1.00           | 1.00                    | \$462,703            | 15%             | \$69,405  | 15%                               | \$79,816                 | \$611,925   | \$0   | \$611,925                             | \$0                               | \$0 |
| RI047A  | Intersection | Roundabout          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$298,186  |                |                   | 1.00           | 1.00                    | \$298,186            | 15%             | \$44,728  | 15%                               | \$51,437                 | \$394,352   | \$0   | \$394,352                             | \$0                               | \$0 |
| RI048   | Intersection | Signalised          |                    | 2021                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$260,268  |                |                   | 1.00           | 1.00                    | \$260,268            | 15%             | \$39,040  | 15%                               | \$44,896                 | \$344,205   | \$0   | \$344,205                             | \$0                               | \$0 |
| RI049   | Intersection | Signalised          |                    | 2027                       | 2021 - 2026                           | 0         | 0                                  | 0          |                         |                               | \$0       | \$461,469  |                |                   | 1.00           | 1.00                    | \$461,469            | 15%             | \$69,220  | 15%                               | \$79,603                 | \$610,293   | \$0   | \$610,293                             | \$0                               | \$0 |

|        |              |                                  |                             |      |             |      |      |       |        |           |           |             |             |   |      |      |             |             |           |           |             |             |             |             |             |     |     |
|--------|--------------|----------------------------------|-----------------------------|------|-------------|------|------|-------|--------|-----------|-----------|-------------|-------------|---|------|------|-------------|-------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-----|-----|
| RI050A | Intersection | Priority Controlled              |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI050B | Intersection | Signalised                       |                             | 2041 | 2041 - 2066 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI051A | Intersection | Priority Controlled              |                             | 2041 | 2026 - 2031 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI051B | Intersection | Signalised                       |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI052A | Intersection | Priority Controlled              |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI052B | Intersection | Signalised                       |                             | 2041 | 2041 - 2066 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI053A | Intersection | Priority Controlled              |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI053B | Intersection | Signalised                       |                             | 2041 | 2041 - 2066 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI054  | Intersection | Signalised                       |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI055A | Intersection | Priority Controlled              |                             | 2041 | 2026 - 2031 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI055B | Intersection | Signalised                       |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI056A | Intersection | Priority Controlled              |                             | 2041 | 2026 - 2031 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI056B | Intersection | Signalised                       |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI057A | Intersection | Priority Controlled              |                             | 2041 | 2026 - 2031 | 0    | 0    | 0     |        |           | \$0       |             | \$120,920   |   | 1.00 | 1.00 | \$120,920   | 15%         | \$18,138  | 15%       | \$20,859    | \$159,916   | \$0         | \$159,916   | \$0         | \$0 |     |
| RI057B | Intersection | Signalised                       |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$595,139   |   | 1.00 | 1.00 | \$595,139   | 15%         | \$89,271  | 15%       | \$102,661   | \$787,071   | \$0         | \$787,071   | \$0         | \$0 |     |
| RI058A | Intersection | Signalised - Pedestrian Crossing |                             | 2041 | 2026 - 2031 | 0    | 0    | 0     |        |           | \$0       |             | \$200,230   |   | 1.00 | 1.00 | \$200,230   | 15%         | \$30,035  | 15%       | \$34,540    | \$264,804   | \$0         | \$264,804   | \$0         | \$0 |     |
| RI058B | Intersection | Signalised - Pedestrian Crossing |                             | 2041 | 2031 - 2041 | 0    | 0    | 0     |        |           | \$0       |             | \$200,230   |   | 1.00 | 1.00 | \$200,230   | 15%         | \$30,035  | 15%       | \$34,540    | \$264,804   | \$0         | \$264,804   | \$0         | \$0 |     |
| PC001  | Road         | Prior Offset Commitment          |                             | 2021 | 2021 - 2026 |      | 0    | 0     |        |           | \$0       |             | \$2,193,768 |   | 1.00 | 1.00 | \$2,193,768 | 15%         | \$329,065 | 15%       | \$378,425   | \$2,901,258 | \$0         | \$2,901,258 | \$0         | \$0 |     |
| R001   | Road         | Trunk Connector                  | 2Lu (Standard)              | 2021 | 2021 - 2026 | 24.0 | 0.55 | 786   | > Q100 | \$303,966 | \$167,729 | \$4,883     | \$3,838,442 |   | 1.00 | 1.00 | \$3,838,442 | 15%         | \$575,766 | 15%       | \$662,131   | \$5,244,068 | \$0         | \$2,543,548 | \$2,700,519 | \$0 |     |
| R002   | Road         | Trunk Connector                  | 2Lu (Non-Standard 1)        | 2027 | 2021 - 2026 | 20.5 | 2.89 | 1,018 | > Q100 | \$303,966 | \$878,128 | \$4,176     | \$4,253,039 |   | 1.00 | 1.00 | \$4,253,039 | 15%         | \$637,956 | 15%       | \$733,649   | \$6,502,772 | \$0         | \$6,502,772 | \$0         | \$0 |     |
| R003   | Road         | Trunk Connector                  | 2Lu (upg) (Non-Standard 1)  | 2027 | 2021 - 2026 | 13.5 | 0.82 | 723   | > Q100 | \$303,966 | \$248,432 | \$3,155     | \$2,281,763 |   | 1.00 | 1.00 | \$2,281,763 | 15%         | \$342,264 | 15%       | \$393,604   | \$3,266,063 | \$454,742   | \$2,811,321 | \$0         | \$0 |     |
| R004A  | Road         | Urban Arterial                   | 2Lb1 (upg) (Non-Standard 2) | 2041 | 2026 - 2031 | 17.4 | 1.15 | 840   | > Q100 | \$303,968 | \$350,374 | \$3,979     | \$3,344,224 | Y | Y    | 1.20 | 1.10        | \$4,347,491 | 15%       | \$652,124 | 15%         | \$749,942   | \$6,099,932 | \$2,387,159 | \$3,712,772 | \$0 | \$0 |
| R004B  | Road         | Urban Arterial                   | 4Lb1 (Standard)             | 2041 | 2031 - 2041 | 40.4 | 1.15 | 840   | > Q100 | \$303,968 | \$350,374 | \$4,816     | \$4,047,736 | Y | Y    | 1.20 | 1.10        | \$5,262,057 | 15%       | \$789,308 | 15%         | \$907,705   | \$7,309,444 | \$33,496    | \$7,275,949 | \$0 | \$0 |
| R005A  | Road         | Trunk Connector                  | 2Li (upg) (Non-Standard 1)  | 2027 | 2021 - 2026 | 10.0 | 2.50 | 2,018 | > Q100 | \$303,966 | \$761,253 | \$2,679     | \$5,406,615 |   | 1.00 | 1.00 | \$5,406,615 | 15%         | \$810,992 | 15%       | \$932,641   | \$7,911,501 | \$0         | \$7,911,501 | \$0         | \$0 |     |
| R005B  | Road         | Trunk Connector                  | 4Lu (Standard)              | 2041 | 2031 - 2041 | 33.0 | 2.50 | 2,018 | > Q100 | \$303,966 | \$761,253 | \$3,270     | \$6,599,763 |   | 1.00 | 1.00 | \$6,599,763 | 15%         | \$989,964 | 15%       | \$1,138,459 | \$9,489,439 | \$0         | \$9,489,439 | \$0         | \$0 |     |
| R007A  | Road         | Urban Arterial                   | 2Lb1 (upg) (Non-Standard 2) | 2041 | 2026 - 2031 | 17.4 | 0.00 | 576   | > Q100 | \$0       | \$3,979   | \$2,292,470 |             | Y | Y    | 1.20 | 1.10        | \$2,980,211 | 15%       | \$447,032 | 15%         | \$514,086   | \$3,941,330 | \$696,191   | \$3,245,139 | \$0 | \$0 |





|        |         |                 |      |      |             |      |     |    |  |     |     |         |             |  |  |      |      |             |     |           |     |           |             |     |             |           |     |
|--------|---------|-----------------|------|------|-------------|------|-----|----|--|-----|-----|---------|-------------|--|--|------|------|-------------|-----|-----------|-----|-----------|-------------|-----|-------------|-----------|-----|
| RB007B | Bridge  | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 455 | 35 |  | \$0 | \$0 | \$4,524 | \$2,058,514 |  |  | 1.00 | 1.00 | \$2,058,514 | 15% | \$308,777 | 20% | \$473,458 | \$2,840,750 | \$0 | \$2,840,750 | \$0       | \$0 |
| RC002A | Culvert | Trunk Connector | 2L   | 2021 | 2021 - 2026 | 23.5 | 470 | 20 |  | \$0 | \$0 | \$2,460 | \$1,155,976 |  |  | 1.00 | 1.00 | \$1,155,976 | 15% | \$173,396 | 20% | \$265,875 | \$1,595,247 | \$0 | \$746,605   | \$848,642 | \$0 |
| RC003  | Culvert | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 65  | 5  |  | \$0 | \$0 | \$2,460 | \$159,869   |  |  | 1.00 | 1.00 | \$159,869   | 15% | \$23,980  | 20% | \$36,770  | \$220,619   | \$0 | \$220,619   | \$0       | \$0 |
| RC004  | Culvert | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 130 | 10 |  | \$0 | \$0 | \$2,460 | \$319,738   |  |  | 1.00 | 1.00 | \$319,738   | 15% | \$47,961  | 20% | \$73,540  | \$441,239   | \$0 | \$441,239   | \$0       | \$0 |
| RC005  | Culvert | Trunk Connector | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 65  | 5  |  | \$0 | \$0 | \$2,460 | \$159,869   |  |  | 1.00 | 1.00 | \$159,869   | 15% | \$23,980  | 20% | \$36,770  | \$220,619   | \$0 | \$220,619   | \$0       | \$0 |
| RC006  | Culvert | Trunk Connector | 2L   | 2027 | 2021 - 2026 | 23.5 | 353 | 15 |  | \$0 | \$0 | \$2,460 | \$868,212   |  |  | 1.00 | 1.00 | \$868,212   | 15% | \$130,232 | 20% | \$199,689 | \$1,198,132 | \$0 | \$1,198,132 | \$0       | \$0 |
| RC009  | Culvert | Trunk Connector | 2L   | 2041 | 2031 - 2041 | 23.5 | 940 | 40 |  | \$0 | \$0 | \$2,460 | \$2,311,952 |  |  | 1.00 | 1.00 | \$2,311,952 | 15% | \$346,793 | 20% | \$531,749 | \$3,190,494 | \$0 | \$3,190,494 | \$0       | \$0 |
| RC012A | Culvert | Urban Arterial  | 2Lbi | 2041 | 2026 - 2031 | 20.0 | 160 | 8  |  | \$0 | \$0 | \$2,460 | \$393,524   |  |  | 1.00 | 1.00 | \$393,524   | 15% | \$59,029  | 20% | \$90,510  | \$543,063   | \$0 | \$543,063   | \$0       | \$0 |
| RC012B | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 144 | 8  |  | \$0 | \$0 | \$2,460 | \$354,171   |  |  | 1.00 | 1.00 | \$354,171   | 15% | \$53,126  | 20% | \$81,459  | \$488,757   | \$0 | \$488,757   | \$0       | \$0 |
| RC013B | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 432 | 24 |  | \$0 | \$0 | \$2,460 | \$1,062,514 |  |  | 1.00 | 1.00 | \$1,062,514 | 15% | \$159,377 | 20% | \$244,378 | \$1,466,270 | \$0 | \$1,466,270 | \$0       | \$0 |
| RC014A | Culvert | Urban Arterial  | 2Lbi | 2041 | 2026 - 2031 | 20.0 | 200 | 10 |  | \$0 | \$0 | \$2,460 | \$491,905   |  |  | 1.00 | 1.00 | \$491,905   | 15% | \$73,786  | 20% | \$113,138 | \$678,829   | \$0 | \$678,829   | \$0       | \$0 |
| RC014B | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 180 | 10 |  | \$0 | \$0 | \$2,460 | \$442,714   |  |  | 1.00 | 1.00 | \$442,714   | 15% | \$66,407  | 20% | \$101,824 | \$610,946   | \$0 | \$610,946   | \$0       | \$0 |
| RC016A | Culvert | Urban Arterial  | 2Lbi | 2041 | 2026 - 2031 | 20.0 | 300 | 15 |  | \$0 | \$0 | \$2,460 | \$737,857   |  |  | 1.00 | 1.00 | \$737,857   | 15% | \$110,679 | 20% | \$169,707 | \$1,018,243 | \$0 | \$1,018,243 | \$0       | \$0 |
| RC016B | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 270 | 15 |  | \$0 | \$0 | \$2,460 | \$664,071   |  |  | 1.00 | 1.00 | \$664,071   | 15% | \$99,611  | 20% | \$152,736 | \$916,419   | \$0 | \$916,419   | \$0       | \$0 |
| RC017A | Culvert | Urban Arterial  | 2Lbi | 2041 | 2026 - 2031 | 20.0 | 100 | 5  |  | \$0 | \$0 | \$2,460 | \$245,952   |  |  | 1.00 | 1.00 | \$245,952   | 15% | \$36,893  | 20% | \$56,569  | \$339,414   | \$0 | \$339,414   | \$0       | \$0 |
| RC017B | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 90  | 5  |  | \$0 | \$0 | \$2,460 | \$221,357   |  |  | 1.00 | 1.00 | \$221,357   | 15% | \$33,204  | 20% | \$50,912  | \$305,473   | \$0 | \$305,473   | \$0       | \$0 |
| RC018A | Culvert | Trunk Connector | 2Lj  | 2041 | 2026 - 2031 | 20.0 | 400 | 20 |  | \$0 | \$0 | \$2,460 | \$983,810   |  |  | 1.00 | 1.00 | \$983,810   | 15% | \$147,571 | 20% | \$226,276 | \$1,357,657 | \$0 | \$1,357,657 | \$0       | \$0 |
| RC018B | Culvert | Trunk Connector | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 260 | 20 |  | \$0 | \$0 | \$2,460 | \$639,476   |  |  | 1.00 | 1.00 | \$639,476   | 15% | \$95,921  | 20% | \$147,080 | \$882,477   | \$0 | \$882,477   | \$0       | \$0 |
| RC019  | Culvert | Urban Arterial  | 4Lbu | 2041 | 2031 - 2041 | 18.0 | 90  | 5  |  | \$0 | \$0 | \$2,460 | \$221,357   |  |  | 1.00 | 1.00 | \$221,357   | 15% | \$33,204  | 20% | \$50,912  | \$305,473   | \$0 | \$305,473   | \$0       | \$0 |
| RC022  | Culvert | Trunk Connector | 2L   | 2041 | 2031 - 2041 | 23.5 | 705 | 30 |  | \$0 | \$0 | \$2,460 | \$1,733,964 |  |  | 1.00 | 1.00 | \$1,733,964 | 15% | \$260,095 | 20% | \$398,812 | \$2,392,871 | \$0 | \$2,392,871 | \$0       | \$0 |
| RC023A | Culvert | Urban Arterial  | 2Lj  | 2027 | 2021 - 2026 | 20.0 | 400 | 20 |  | \$0 | \$0 | \$2,460 | \$983,810   |  |  | 1.00 | 1.00 | \$983,810   | 15% | \$147,571 | 20% | \$226,276 | \$1,357,657 | \$0 | \$1,357,657 | \$0       | \$0 |
| RC023B | Culvert | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 260 | 20 |  | \$0 | \$0 | \$2,460 | \$639,476   |  |  | 1.00 | 1.00 | \$639,476   | 15% | \$95,921  | 20% | \$147,080 | \$882,477   | \$0 | \$882,477   | \$0       | \$0 |
| RC024A | Culvert | Urban Arterial  | 2Lj  | 2027 | 2021 - 2026 | 20.0 | 200 | 10 |  | \$0 | \$0 | \$2,460 | \$491,905   |  |  | 1.00 | 1.00 | \$491,905   | 15% | \$73,786  | 20% | \$113,138 | \$678,829   | \$0 | \$678,829   | \$0       | \$0 |
| RC024B | Culvert | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 130 | 10 |  | \$0 | \$0 | \$2,460 | \$319,738   |  |  | 1.00 | 1.00 | \$319,738   | 15% | \$47,961  | 20% | \$73,540  | \$441,239   | \$0 | \$441,239   | \$0       | \$0 |
| RC025A | Culvert | Urban Arterial  | 2Lj  | 2027 | 2021 - 2026 | 20.0 | 200 | 10 |  | \$0 | \$0 | \$2,460 | \$491,905   |  |  | 1.00 | 1.00 | \$491,905   | 15% | \$73,786  | 20% | \$113,138 | \$678,829   | \$0 | \$678,829   | \$0       | \$0 |
| RC025B | Culvert | Urban Arterial  | 4Lu  | 2041 | 2031 - 2041 | 13.0 | 130 | 10 |  | \$0 | \$0 | \$2,460 | \$319,738   |  |  | 1.00 | 1.00 | \$319,738   | 15% | \$47,961  | 20% | \$73,540  | \$441,239   | \$0 | \$441,239   | \$0       | \$0 |



| DCOIP ID     | ASSETTYPE | ASSET SUB TYPE  | ROAD CROSS SECTION | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | WIDTH (m) | AREA (ha: roads) (sq m: bridges/culverts) | LENGTH (m) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/ha) | LAND COST           | WORKS UNIT RATE (\$/m: roads) (\$/m <sup>2</sup> : air road path, bridge and culverts) | WORKS RAW COST | RELOCATION FACTOR | TRAFFIC FACTOR | RELOCATION FACTOR VALUE | TRAFFIC FACTOR VALUE | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) | EXTERNAL FUNDING (OTHER ENTITIES) |                    |     |
|--------------|-----------|-----------------|--------------------|----------------------------|---------------------------------------|-----------|---|------------|-------------------------|-------------------------------|---------------------|--|----------------|-------------------|----------------|-------------------------|----------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|-----------------------------------|--------------------|-----|
| RC026A       | Culvert   | Trunk Connector | 2Li                | 2041                       | 2026 - 2031                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$491,905      |                   |                | 1.00                    | 1.00                 | \$491,905       | 15%   | \$73,786                          | 20%                      | \$113,138  | \$678,829                                       | \$0                                   | \$678,829                         | \$0                | \$0 |
| RC026B       | Culvert   | Trunk Connector | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| RC027A       | Culvert   | Trunk Connector | 2Li                | 2041                       | 2026 - 2031                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$491,905      |                   |                | 1.00                    | 1.00                 | \$491,905       | 15%   | \$73,786                          | 20%                      | \$113,138  | \$678,829                                       | \$0                                   | \$678,829                         | \$0                | \$0 |
| RC027B       | Culvert   | Trunk Connector | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| RC028A       | Culvert   | Trunk Connector | 2Li                | 2041                       | 2026 - 2031                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$491,905      |                   |                | 1.00                    | 1.00                 | \$491,905       | 15%   | \$73,786                          | 20%                      | \$113,138  | \$678,829                                       | \$0                                   | \$678,829                         | \$0                | \$0 |
| RC028B       | Culvert   | Trunk Connector | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| RC029A       | Culvert   | Urban Arterial  | 2Li                | 2027                       | 2021 - 2026                           | 20.0      | 100                                       | 5          |                         | \$0                           | \$0                 | \$2,460  | \$245,952      |                   |                | 1.00                    | 1.00                 | \$245,952       | 15%   | \$36,893                          | 20%                      | \$56,569   | \$339,414                                       | \$0                                   | \$339,414                         | \$0                | \$0 |
| RC029B       | Culvert   | Urban Arterial  | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 65  | 5          |                         | \$0                           | \$0                 | \$2,460  | \$159,869      |                   |                | 1.00                    | 1.00                 | \$159,869       | 15%   | \$23,980                          | 20%                      | \$36,770   | \$220,619                                       | \$0                                   | \$220,619                         | \$0                | \$0 |
| RC030A       | Culvert   | Urban Arterial  | 2Li                | 2027                       | 2021 - 2026                           | 20.0      | 240                                       | 12         |                         | \$0                           | \$0                 | \$2,460  | \$590,286      |                   |                | 1.00                    | 1.00                 | \$590,286       | 15%   | \$88,543                          | 20%                      | \$135,766  | \$814,594                                       | \$0                                   | \$814,594                         | \$0                | \$0 |
| RC030B       | Culvert   | Urban Arterial  | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 156                                       | 12         |                         | \$0                           | \$0                 | \$2,460  | \$383,686      |                   |                | 1.00                    | 1.00                 | \$383,686       | 15%   | \$57,553                          | 20%                      | \$88,248   | \$529,486                                       | \$0                                   | \$529,486                         | \$0                | \$0 |
| RC031A       | Culvert   | Urban Arterial  | 2Li                | 2027                       | 2021 - 2026                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$491,905      |                   |                | 1.00                    | 1.00                 | \$491,905       | 15%   | \$73,786                          | 20%                      | \$113,138  | \$678,829                                       | \$0                                   | \$678,829                         | \$0                | \$0 |
| RC031B       | Culvert   | Urban Arterial  | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| RC032A       | Culvert   | Trunk Connector | 2Li                | 2027                       | 2021 - 2026                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$491,905      |                   |                | 1.00                    | 1.00                 | \$491,905       | 15%   | \$73,786                          | 20%                      | \$113,138  | \$678,829                                       | \$0                                   | \$678,829                         | \$0                | \$0 |
| RC032B       | Culvert   | Trunk Connector | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| RC033A       | Culvert   | Urban Arterial  | 2Li                | 2027                       | 2021 - 2026                           | 20.0      | 240                                       | 12         |                         | \$0                           | \$0                 | \$2,460  | \$590,286      |                   |                | 1.00                    | 1.00                 | \$590,286       | 15%   | \$88,543                          | 20%                      | \$135,766  | \$814,594                                       | \$0                                   | \$814,594                         | \$0                | \$0 |
| RC033B       | Culvert   | Urban Arterial  | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 156                                       | 12         |                         | \$0                           | \$0                 | \$2,460  | \$383,686      |                   |                | 1.00                    | 1.00                 | \$383,686       | 15%   | \$57,553                          | 20%                      | \$88,248   | \$529,486                                       | \$0                                   | \$529,486                         | \$0                | \$0 |
| RC034B       | Culvert   | Urban Arterial  | 4LBU               | 2041                       | 2031 - 2041                           | 18.0      | 270                                       | 15         |                         | \$0                           | \$0                 | \$2,460  | \$664,071      |                   |                | 1.00                    | 1.00                 | \$664,071       | 15%   | \$99,611                          | 20%                      | \$152,736  | \$916,419                                       | \$0                                   | \$916,419                         | \$0                | \$0 |
| RC035        | Culvert   | Urban Arterial  | 4Lu                | 2027                       | 2021 - 2026                           | 33.5      | 436                                       | 13         |                         | \$0                           | \$0                 | \$2,460  | \$1,072,352    |                   |                | 1.00                    | 1.00                 | \$1,072,352     | 15%   | \$160,853                         | 20%                      | \$246,641  | \$1,479,846                                     | \$0                                   | \$293,031                         | \$1,186,815        | \$0 |
| RC036        | Culvert   | Urban Arterial  | 4Lu                | 2027                       | 2021 - 2026                           | 34.0      | 238                                       | 7          |                         | \$0                           | \$0                 | \$2,460  | \$585,367      |                   |                | 1.00                    | 1.00                 | \$585,367       | 15%   | \$87,805                          | 20%                      | \$134,634  | \$807,806                                       | \$0                                   | \$159,957                         | \$647,849          | \$0 |
| RC037        | Culvert   | Urban Arterial  | 2Li                | 2021                       | 2021 - 2026                           | 42.0      | 252                                       | 6          |                         | \$0                           | \$0                 | \$2,460  | \$619,800      |                   |                | 1.00                    | 1.00                 | \$619,800       | 15%   | \$92,970                          | 20%                      | \$142,554  | \$855,324                                       | \$0                                   | \$855,324                         | \$0                | \$0 |
| RC038        | Culvert   | Trunk Connector | 2L                 | 2021                       | 2021 - 2026                           | 12.5      | 250                                       | 20         |                         | \$0                           | \$0                 | \$2,460  | \$614,881      |                   |                | 1.00                    | 1.00                 | \$614,881       | 15%   | \$92,232                          | 20%                      | \$141,423  | \$848,536                                       | \$0                                   | \$397,130                         | \$451,405          | \$0 |
| RC039A       | Culvert   | Urban Arterial  | 2Li                | 2021                       | 2021 - 2026                           | 20.0      | 200                                       | 10         |                         | \$0                           | \$0                 | \$7,823  | \$1,564,696    |                   |                | 1.00                    | 1.00                 | \$1,564,696     | 15%   | \$234,704                         | 20%                      | \$359,880  | \$2,159,281                                     | \$0                                   | \$714,954                         | \$1,444,326        | \$0 |
| RC039B       | Culvert   | Urban Arterial  | 4Lu                | 2041                       | 2031 - 2041                           | 13.0      | 130                                       | 10         |                         | \$0                           | \$0                 | \$2,460  | \$319,738      |                   |                | 1.00                    | 1.00                 | \$319,738       | 15%   | \$47,961                          | 20%                      | \$73,540   | \$441,239                                       | \$0                                   | \$441,239                         | \$0                | \$0 |
| <b>TOTAL</b> |           |                 |                    |                            |                                       |           |   |            |                         |                               | <b>\$38,925,363</b> | <b>\$349,113,794</b>   |                |                   |                |                         |                      |                 | <b>\$54,681,098</b>                               |                                   | <b>\$66,190,897</b>      | <b>\$524,338,014</b>                             | <b>\$10,153,231</b>                             | <b>\$482,139,277</b>                  | <b>\$26,788,214</b>               | <b>\$5,257,293</b> |     |

Municipal Transport Network Ripley Valley Existing Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE   | DELIVERY STATUS | OFFSET AMOUNT  | CATALYST FUNDING |
|---------|--------------|-----------------|----------------|------------------|
| EXC01   | Culvert      | Complete        | \$113,447.16   | \$0.00           |
| EXC01   | Culvert      | Complete        | \$555,580.92   | \$0.00           |
| EXC02   | Culvert      | Complete        | \$273,035.62   | \$0.00           |
| EXC03   | Culvert      | Complete        | \$154,169.73   | \$0.00           |
| EXC03   | Culvert      | Complete        | \$365,960.71   | \$0.00           |
| EXC04   | Bridge       | Complete        | \$729,884.68   | \$4,278,815.60   |
| EXC05   | Culvert      | Complete        | \$113,634.88   | \$666,163.73     |
| EXR1    | Road         | Complete        | \$176,284.98   | \$1,033,438.48   |
| EXR2    | Intersection | Complete        | \$0.00         | \$0.00           |
| EXR2    | Intersection | Complete        | \$0.00         | \$0.00           |
| EXR2    | Road         | Complete        | \$4,369,184.26 | \$0.00           |
| EXR3    | Road         | Complete        | \$1,126,576.22 | \$0.00           |
| EXR3    | Road         | Complete        | \$492,921.19   | \$0.00           |
| EXR3    | Road         | Complete        | \$811,397.19   | \$0.00           |
| EXR3    | Road         | Complete        | \$766,787.80   | \$0.00           |
| EXR3    | Road         | Complete        | \$741,925.85   | \$0.00           |
| EXR3    | Road         | Complete        | \$421,827.34   | \$0.00           |
| EXR3    | Road         | Complete        | \$1,641,192.72 | \$0.00           |
| EXR4    | Road         | Complete        | \$2,739,311.30 | \$0.00           |
| EXR4    | Road         | Complete        | \$328,784.31   | \$0.00           |
| EXR4    | Road         | Complete        | \$1,478,065.55 | \$0.00           |
| EXR5    | Road         | Complete        | \$120,271.67   | \$705,070.69     |
| R003    | Road         | Partial         | \$454,741.77   | \$0.00           |
| R004A   | Road         | Partial         | \$1,130,293.07 | \$0.00           |
| R004A   | Road         | Partial         | \$16,693.98    | \$0.00           |
| R004A   | Road         | Partial         | \$960,486.36   | \$0.00           |
| R004A   | Road         | Partial         | \$5,853.49     | \$0.00           |
| R004A   | Road         | Partial         | \$16,800.60    | \$0.00           |
| R004A   | Road         | Partial         | \$257,031.57   | \$0.00           |
| R004B   | Road         | Partial         | \$16,695.02    | \$0.00           |

| DCOP ID | ASSET TYPE   | DELIVERY STATUS | OFFSET AMOUNT        | CATALYST FUNDING    |
|---------|--------------|-----------------|----------------------|---------------------|
| R004B   | Road         | Partial         | \$16,800.60          | \$0.00              |
| R007A   | Road         | Partial         | \$11,827.96          | \$0.00              |
| R007A   | Road         | Partial         | \$11,753.00          | \$0.00              |
| R007A   | Road         | Partial         | \$672,609.59         | \$0.00              |
| R007B   | Road         | Partial         | \$11,753.00          | \$0.00              |
| R007B   | Road         | Partial         | \$11,827.96          | \$0.00              |
| R010A   | Road         | Partial         | \$16,343.58          | \$0.00              |
| R010A   | Road         | Partial         | \$16,239.98          | \$0.00              |
| R010A   | Road         | Partial         | \$1,254,177.18       | \$0.00              |
| R010A   | Road         | Partial         | \$853,466.41         | \$0.00              |
| R010A   | Road         | Partial         | \$321,561.88         | \$0.00              |
| R010B   | Road         | Partial         | \$16,239.98          | \$0.00              |
| R010B   | Road         | Partial         | \$16,343.58          | \$0.00              |
| R011A   | Road         | Partial         | \$170,426.37         | \$0.00              |
| R011A   | Road         | Partial         | \$153,521.79         | \$0.00              |
| R011A   | Road         | Partial         | \$11,443.89          | \$0.00              |
| R011A   | Road         | Partial         | \$2,241,680.97       | \$0.00              |
| R012    | Road         | Complete        | \$700,662.24         | \$0.00              |
| R012    | Road         | Complete        | \$568,929.83         | \$0.00              |
| R012    | Road         | Complete        | \$237,101.15         | \$0.00              |
| R012    | Road         | Complete        | \$18,025.63          | \$0.00              |
| R012    | Road         | Complete        | \$4,378,778.10       | \$0.00              |
| R013A   | Road         | Partial         | \$402,413.28         | \$0.00              |
| R013A   | Road         | Partial         | \$495,590.29         | \$0.00              |
| R032A   | Road         | Partial         | \$446,496.64         | \$0.00              |
| RI016A  | Intersection | Partial         | \$73,476.56          | \$0.00              |
| RI035A  | Intersection | Partial         | \$10,240.00          | \$0.00              |
| RI035A  | Intersection | Partial         | \$58,400.66          | \$0.00              |
|         |              |                 |                      |                     |
|         |              |                 | <b>\$ 33,576,972</b> | <b>\$ 6,683,489</b> |

Municipal Parks and Open Space Network Ripley Valley Future Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE                     | ASSET SUB TYPE           | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | LINEAR PARK CORRIDOR WIDTH (m) | LINEAR PARK CORRIDOR LENGTH (m) | PARK AREA (m <sup>2</sup> ) | BIODIVERSITY AREA (m <sup>2</sup> ) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m <sup>2</sup> ) | LAND COST    | EMBELLISHMENT UNIT RATE (\$/m <sup>2</sup> ) | REHABILITATION UNIT RATE (\$/m <sup>2</sup> ) | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |              |     |
|---------|--------------------------------|--------------------------|----------------------------|---------------------------------------|--------------------------------|---------------------------------|-----------------------------|-------------------------------------|-------------------------|--|--------------|--|---|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|--------------|-----|
| POS001  | District/Major Recreation Park | District Recreation      | 2027                       | 2021 - 2026                           |                                |                                 | 20,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$85,111     | \$42.78                                      |   | \$855,658       | 15%   | \$128,349                         | 10%                      | \$98,401   | \$1,167,519                                     | \$0                                   | \$1,167,519  | \$0 |
| POS003  | District/Major Recreation Park | District Recreation      | 2027                       | 2021 - 2026                           |                                |                                 | 50,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$212,778    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,918,797                                     | \$384,533                             | \$2,534,265  | \$0 |
| POS004  | District/Major Recreation Park | District Recreation      | 2041                       | 2026 - 2031                           |                                |                                 | 50,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$212,778    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,918,797                                     | \$0                                   | \$2,918,797  | \$0 |
| POS006  | District/Major Recreation Park | District Recreation      | 2041                       | 2031 - 2041                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,827,604                                     | \$0                                   | \$2,827,604  | \$0 |
| POS008  | District/Major Recreation Park | District Recreation      | 2041                       | 2031 - 2041                           |                                |                                 | 50,000                      |                                     | > Q100 - Market         | \$100.00                                   | \$5,000,002  | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$7,706,021                                     | \$0                                   | \$7,706,021  | \$0 |
| POS009  | District/Major Recreation Park | District Recreation      | 2041                       | 2031 - 2041                           |                                |                                 | 50,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$212,778    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,918,797                                     | \$0                                   | \$2,918,797  | \$0 |
| POS010  | District/Major Recreation Park | District Recreation      | 2041                       | 2031 - 2041                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,827,604                                     | \$0                                   | \$2,827,604  | \$0 |
| POS011  | District/Major Recreation Park | District Recreation      | 2041                       | 2041 - 2066                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,827,604                                     | \$0                                   | \$2,827,604  | \$0 |
| POS012  | District/Major Recreation Park | District Recreation      | 2041                       | 2041 - 2066                           |                                |                                 | 50,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$212,778    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,918,797                                     | \$0                                   | \$2,918,797  | \$0 |
| POS013  | District/Major Recreation Park | District Recreation      | 2041                       | 2041 - 2066                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$42.78                                      |   | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,827,604                                     | \$0                                   | \$2,827,604  | \$0 |
| POS048  | Sports Park                    | District Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 75,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$319,167    | \$87.03                                      |   | \$6,526,939     | 15%   | \$979,041                         | 10%                      | \$750,598  | \$8,575,745                                     | \$0                                   | \$8,575,745  | \$0 |
| POS049  | Sports Park                    | District Sport           | 2041                       | 2031 - 2041                           |                                |                                 | 75,000                      |                                     | > Q100 - Market         | \$100.00                                   | \$7,500,003  | \$87.03                                      |   | \$6,526,939     | 15%   | \$979,041                         | 10%                      | \$750,598  | \$15,756,582                                    | \$0                                   | \$15,756,582 | \$0 |
| POS050  | Sports Park                    | District Sport           | 2027                       | 2021 - 2026                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$87.03                                      |   | \$4,351,293     | 15%   | \$652,694                         | 10%                      | \$500,399  | \$5,625,970                                     | \$0                                   | \$5,625,970  | \$0 |
| POS051  | Sports Park                    | District Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 55,000                      |                                     | <Q20                    | \$2.43                                     | \$133,743    | \$87.03                                      |   | \$4,786,422     | 15%   | \$717,963                         | 10%                      | \$550,439  | \$6,188,567                                     | \$0                                   | \$6,188,567  | \$0 |
| POS052  | Sports Park                    | District Sport           | 2041                       | 2031 - 2041                           |                                |                                 | 75,000                      |                                     | <Q20                    | \$2.43                                     | \$182,376    | \$87.03                                      |   | \$6,526,939     | 15%   | \$979,041                         | 10%                      | \$750,598  | \$8,438,955                                     | \$0                                   | \$8,438,955  | \$0 |
| POS053  | Sports Park                    | District Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 75,000                      |                                     | <Q20                    | \$2.43                                     | \$182,376    | \$87.03                                      |   | \$6,526,939     | 15%   | \$979,041                         | 10%                      | \$750,598  | \$8,438,955                                     | \$0                                   | \$8,438,955  | \$0 |
| POS057  | Sports Park                    | District Sport           | 2041                       | 2031 - 2041                           |                                |                                 | 53,000                      |                                     | >Q20 & <Q100            | \$4.26                                     | \$225,545    | \$87.03                                      |   | \$4,612,370     | 15%   | \$691,856                         | 10%                      | \$530,423  | \$6,060,193                                     | \$0                                   | \$6,060,193  | \$0 |
| POS058  | Sports Park                    | District Sport           | 2041                       | 2041 - 2066                           |                                |                                 | 75,000                      |                                     | Specific                | \$6.41                                     | \$480,893    | \$87.03                                      |   | \$6,526,939     | 15%   | \$979,041                         | 10%                      | \$750,598  | \$8,737,472                                     | \$0                                   | \$8,737,472  | \$0 |
| POS059  | Sports Park                    | District Sport           | 2041                       | 2041 - 2066                           |                                |                                 | 50,000                      |                                     | <Q20                    | \$2.43                                     | \$121,584    | \$87.03                                      |   | \$4,351,293     | 15%   | \$652,694                         | 10%                      | \$500,399  | \$5,625,970                                     | \$0                                   | \$5,625,970  | \$0 |
| POS062  | Sports Park                    | Regional Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 100,000                     |                                     | <Q20                    | \$2.43                                     | \$243,169    | \$82.70                                      |   | \$8,269,938     | 15%   | \$1,240,491                       | 10%                      | \$951,043  | \$10,704,640                                    | \$0                                   | \$10,704,640 | \$0 |
| POS063  | Sports Park                    | Regional Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 100,000                     |                                     | <Q20                    | \$2.43                                     | \$243,169    | \$82.70                                      |   | \$8,269,938     | 15%   | \$1,240,491                       | 10%                      | \$951,043  | \$10,704,640                                    | \$4,033,634                           | \$6,671,006  | \$0 |
| POS064  | Sports Park                    | Regional Sport           | 2041                       | 2031 - 2041                           |                                |                                 | 150,000                     |                                     | Specific                | \$7.21                                     | \$1,082,169  | \$82.70                                      |   | \$12,404,907    | 15%   | \$1,860,736                       | 10%                      | \$1,426,564                                      | \$16,774,376                                    | \$0                                   | \$16,774,376 | \$0 |
| POS066  | Sports Park                    | Regional Sport           | 2041                       | 2026 - 2031                           |                                |                                 | 150,000                     |                                     | <Q20                    | \$2.43                                     | \$364,753    | \$82.70                                      |   | \$12,404,907    | 15%   | \$1,860,736                       | 10%                      | \$1,426,564                                      | \$16,056,960                                    | \$0                                   | \$16,056,960 | \$0 |
| POS067  | Sports Park                    | Regional Sport           | 2041                       | 2041 - 2066                           |                                |                                 | 100,000                     |                                     | > Q100 - Market         | \$100.00                                   | \$10,000,005 | \$82.70                                      |   | \$8,269,938     | 15%   | \$1,240,491                       | 10%                      | \$951,043  | \$20,461,476                                    | \$0                                   | \$20,461,476 | \$0 |
| POS068  | District/Major Recreation Park | Regional Park and Garden | 2041                       | 2026 - 2031                           |                                |                                 | 100,000                     |                                     | <Q20                    | \$2.43                                     | \$243,169    | \$48.39                                      |   | \$4,838,895     | 15%   | \$725,834                         | 10%                      | \$556,473  | \$6,364,370                                     | \$0                                   | \$6,364,370  | \$0 |
| POS069  | District/Major Recreation Park | Town Centre Plaza        | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.95                                     |   | \$599,740       | 15%   | \$89,961                          | 10%                      | \$68,970   | \$779,949                                       | \$0                                   | \$779,949    | \$0 |
| POS070  | District/Major Recreation Park | Town Centre Plaza        | 2041                       | 2026 - 2031                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.95                                     |   | \$599,740       | 15%   | \$89,961                          | 10%                      | \$68,970   | \$779,949                                       | \$0                                   | \$779,949    | \$0 |
| POS071  | District/Major Recreation Park | Town Centre Plaza        | 2041                       | 2031 - 2041                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.95                                     |   | \$599,740       | 15%   | \$89,961                          | 10%                      | \$68,970   | \$779,949                                       | \$0                                   | \$779,949    | \$0 |
| POS141  | Local Park                     | Neighbourhood Recreation | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.94                                     |   | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS142  | Local Park                     | Neighbourhood Recreation | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.94                                     |   | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS143  | Local Park                     | Neighbourhood Recreation | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.94                                     |   | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS144  | Local Park                     | Neighbourhood Recreation | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.94                                     |   | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS145  | Local Park                     | Neighbourhood Recreation | 2027                       | 2021 - 2026                           |                                |                                 | 5,000                       |                                     | >Q20 & <Q100            | \$4.26                                     | \$21,278     | \$119.94                                     |   | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |



| DCOOP ID | ASSET TYPE                     | ASSET SUB TYPE           | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | LINEAR PARK CORRIDOR WIDTH (m) | LINEAR PARK CORRIDOR LENGTH (m) | PARK AREA (m²) | BIODIVERSITY AREA (m²) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m²) | LAND COST    | EMBELLISHMENT UNIT RATE (\$/m²) | REHABILITATION UNIT RATE (\$/m²) | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |              |     |
|----------|--------------------------------|--------------------------|----------------------------|---------------------------------------|--------------------------------|---------------------------------|----------------|------------------------|-------------------------|-------------------------------|--------------|---------------------------------|----------------------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|--------------|-----|
| POS162   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS163   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS164   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS165   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS166   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS167   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS168   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS169   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS170   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS171   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS172   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS173   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS174   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS175   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS176   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS177   | Local Park                     | Neighbourhood Recreation | 2041                       | 2031 - 2041                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS178   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS179   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS180   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS181   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS182   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS183   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS184   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 5,000          |                        | >Q20 & <Q100            | \$4.26                        | \$21,278     | \$119.94                        |                                  | \$599,686       | 15%   | \$89,953                          | 10%                      | \$68,964   | \$779,881                                       | \$0                                   | \$779,881    | \$0 |
| POS185   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS186   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS187   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS188   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS189   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS190   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS191   | Local Park                     | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556     | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804    | \$0 |
| POS192   | District/Major Recreation Park | Major Recreation         | 2041                       | 2031 - 2041                           |                                |                                 | 100,000        |                        | > Q100 - Market         | \$100.00                      | \$10,000,005 | \$39.46                         |                                  | \$3,945,654     | 15%   | \$591,848                         | 10%                      | \$453,750  | \$14,991,257                                    | \$0                                   | \$14,991,257 | \$0 |
| POS194   | District/Major Recreation Park | Major Recreation         | 2041                       | 2041 - 2066                           |                                |                                 | 100,000        |                        | >Q20 & <Q100            | \$4.26                        | \$425,556    | \$39.46                         |                                  | \$3,945,654     | 15%   | \$591,848                         | 10%                      | \$453,750  | \$5,416,808                                     | \$0                                   | \$5,416,808  | \$0 |
| POS195   | District/Major Recreation Park | District Recreation      | 2041                       | 2026 - 2031                           |                                |                                 | 50,000         |                        | <Q20                    | \$2.43                        | \$121,584    | \$42.78                         |                                  | \$2,139,146     | 15%   | \$320,872                         | 10%                      | \$246,002  | \$2,827,604                                     | \$0                                   | \$2,827,604  | \$0 |

|        |                                |                          |      |             |  |        |  |              |        |           |         |  |             |     |           |     |           |             |     |             |     |
|--------|--------------------------------|--------------------------|------|-------------|--|--------|--|--------------|--------|-----------|---------|--|-------------|-----|-----------|-----|-----------|-------------|-----|-------------|-----|
| POS196 | District/Major Recreation Park | District Recreation      | 2041 | 2031 - 2041 |  | 50,000 |  | >Q20 & <Q100 | \$4.26 | \$212,778 | \$42.78 |  | \$2,139,146 | 15% | \$320,872 | 10% | \$246,002 | \$2,918,797 | \$0 | \$2,918,797 | \$0 |
| POS197 | Sports Park                    | District Sport           | 2027 | 2021 - 2026 |  | 50,000 |  | >Q20 & <Q100 | \$4.26 | \$212,778 | \$87.03 |  | \$4,351,293 | 15% | \$652,694 | 10% | \$500,399 | \$5,717,164 | \$0 | \$5,717,164 | \$0 |
| POS198 | Sports Park                    | District Sport           | 2041 | 2041 - 2066 |  | 75,000 |  | <Q20         | \$2.43 | \$182,376 | \$87.03 |  | \$6,526,939 | 15% | \$979,041 | 10% | \$750,598 | \$8,438,955 | \$0 | \$8,438,955 | \$0 |
| POS199 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS200 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS201 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS202 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS203 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS204 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS205 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS206 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS207 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS208 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS209 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS210 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS211 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS212 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |
| POS213 | Local Park                     | Neighbourhood Recreation | 2041 | 2041 - 2066 |  | 10,000 |  | >Q20 & <Q100 | \$4.26 | \$42,556  | \$73.22 |  | \$732,212   | 15% | \$109,832 | 10% | \$84,204  | \$968,804   | \$0 | \$968,804   | \$0 |

| DCOOP ID | ASSET TYPE  | ASSET SUB TYPE           | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | LINEAR PARK CORRIDOR WIDTH (m) | LINEAR PARK CORRIDOR LENGTH (m) | PARK AREA (m²) | BIODIVERSITY AREA (m²) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m²) | LAND COST   | EMBELLISHMENT UNIT RATE (\$/m²) | REHABILITATION UNIT RATE (\$/m²) | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |             |     |
|----------|-------------|--------------------------|----------------------------|---------------------------------------|--------------------------------|---------------------------------|----------------|------------------------|-------------------------|-------------------------------|-------------|---------------------------------|----------------------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|-------------|-----|
| POS214   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS215   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS216   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS217   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS218   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS219   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS220   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS221   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS222   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS223   | Local Park  | Neighbourhood Recreation | 2041                       | 2041 - 2066                           |                                |                                 | 10,000         |                        | >Q20 & <Q100            | \$4.26                        | \$42,556    | \$73.22                         |                                  | \$732,212       | 15%   | \$109,832                         | 10%                      | \$84,204   | \$968,804                                       | \$0                                   | \$968,804   | \$0 |
| POS300   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 141.675        |                        | >Q20 & <Q100            | \$4.26                        | \$602,905   |                                 | \$5.14                           | \$728,370       | 15%   | \$109,256                         | 10%                      | \$83,763   | \$1,524,294                                     | \$0                                   | \$1,524,294 | \$0 |
| POS301   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 462.358        |                        | >Q20 & <Q100            | \$4.26                        | \$1,967,592 |                                 | \$5.14                           | \$2,377,048     | 15%   | \$356,557                         | 10%                      | \$273,361  | \$4,974,558                                     | \$0                                   | \$4,974,558 | \$0 |
| POS303   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 476.962        |                        | >Q20 & <Q100            | \$4.26                        | \$2,029,739 |                                 | \$5.14                           | \$2,452,129     | 15%   | \$367,819                         | 10%                      | \$281,995  | \$5,131,682                                     | \$0                                   | \$5,131,682 | \$0 |
| POS304   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 138.621        |                        | >Q20 & <Q100            | \$4.26                        | \$589,910   |                                 | \$5.14                           | \$712,671       | 15%   | \$106,901                         | 10%                      | \$81,957   | \$1,491,439                                     | \$0                                   | \$1,491,439 | \$0 |
| POS305   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 187.266        |                        | >Q20 & <Q100            | \$4.26                        | \$796,923   |                                 | \$5.14                           | \$962,763       | 15%   | \$144,414                         | 10%                      | \$110,718  | \$2,014,817                                     | \$0                                   | \$2,014,817 | \$0 |
| POS306   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 138.646        |                        | >Q20 & <Q100            | \$4.26                        | \$590,015   |                                 | \$5.14                           | \$712,798       | 15%   | \$106,920                         | 10%                      | \$81,972   | \$1,491,704                                     | \$0                                   | \$1,491,704 | \$0 |
| POS307   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 188.213        |                        | >Q20 & <Q100            | \$4.26                        | \$800,953   |                                 | \$5.14                           | \$967,632       | 15%   | \$145,145                         | 10%                      | \$111,278  | \$2,025,008                                     | \$0                                   | \$2,025,008 | \$0 |
| POS308   | Linear Park | Environmental            | 2041                       | 2021 - 2066                           |                                |                                 | 456.773        |                        | >Q20 & <Q100            | \$4.26                        | \$1,943,825 |                                 | \$5.14                           | \$2,348,336     | 15%   | \$352,250                         | 10%                      | \$270,059  | \$4,914,470                                     | \$0                                   | \$4,914,470 | \$0 |
| POS309   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 2,649                           | 39,742         |                        | >Q20 & <Q100            | \$4.26                        | \$169,126   | \$23.55                         |                                  | \$936,024       | 15%   | \$140,404                         | 10%                      | \$107,643  | \$1,353,195                                     | \$0                                   | \$1,353,195 | \$0 |
| POS310   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 8,958                           | 134,377        |                        | >Q20 & <Q100            | \$4.26                        | \$571,849   | \$23.55                         |                                  | \$3,164,890     | 15%   | \$474,734                         | 10%                      | \$363,962  | \$4,575,435                                     | \$0                                   | \$4,575,435 | \$0 |
| POS312   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 9,286                           | 139,288        |                        | >Q20 & <Q100            | \$4.26                        | \$592,750   | \$23.55                         |                                  | \$3,280,570     | 15%   | \$492,085                         | 10%                      | \$377,266  | \$4,742,671                                     | \$0                                   | \$4,742,671 | \$0 |
| POS313   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 2,700                           | 40,493         |                        | >Q20 & <Q100            | \$4.26                        | \$172,321   | \$23.55                         |                                  | \$953,706       | 15%   | \$143,056                         | 10%                      | \$109,676  | \$1,378,759                                     | \$0                                   | \$1,378,759 | \$0 |
| POS314   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 3,679                           | 55,186         |                        | >Q20 & <Q100            | \$4.26                        | \$234,848   | \$23.55                         |                                  | \$1,299,763     | 15%   | \$194,964                         | 10%                      | \$149,473  | \$1,879,048                                     | \$0                                   | \$1,879,048 | \$0 |
| POS315   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 2,662                           | 39,930         |                        | >Q20 & <Q100            | \$4.26                        | \$169,923   | \$23.55                         |                                  | \$940,437       | 15%   | \$141,066                         | 10%                      | \$108,150  | \$1,359,576                                     | \$0                                   | \$1,359,576 | \$0 |
| POS316   | Linear Park | Major Linear             | 2041                       | 2021 - 2066                           | 15                             | 3,644                           | 54,666         |                        | >Q20 & <Q100            | \$4.26                        | \$232,634   | \$23.55                         |                                  | \$1,287,508     | 15%   | \$193,126                         | 10%                      | \$148,063  | \$1,861,331                                     | \$0                                   | \$1,861,331 | \$0 |
| POS349   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 2,841                           | 56,812         |                        | >Q20 & <Q100            | \$4.26                        | \$241,768   | \$29.63                         |                                  | \$1,683,540     | 15%   | \$252,531                         | 10%                      | \$193,607  | \$2,371,446                                     | \$0                                   | \$2,371,446 | \$0 |
| POS350   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,853                           | 37,064         |                        | >Q20 & <Q100            | \$4.26                        | \$157,727   | \$29.63                         |                                  | \$1,098,328     | 15%   | \$164,749                         | 10%                      | \$126,308  | \$1,547,112                                     | \$0                                   | \$1,547,112 | \$0 |
| POS351   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,326                           | 26,529         |                        | >Q20 & <Q100            | \$4.26                        | \$112,896   | \$29.63                         |                                  | \$786,149       | 15%   | \$117,922                         | 10%                      | \$90,407   | \$1,107,375                                     | \$0                                   | \$1,107,375 | \$0 |
| POS352   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 3,792                           | 75,843         |                        | >Q20 & <Q100            | \$4.26                        | \$322,754   | \$29.63                         |                                  | \$2,247,483     | 15%   | \$337,122                         | 10%                      | \$258,460  | \$3,165,819                                     | \$0                                   | \$3,165,819 | \$0 |
| POS353   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,424                           | 28,486         |                        | >Q20 & <Q100            | \$4.26                        | \$121,223   | \$29.63                         |                                  | \$844,129       | 15%   | \$126,619                         | 10%                      | \$97,075   | \$1,189,046                                     | \$0                                   | \$1,189,046 | \$0 |
| POS354   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,089                           | 21,779         |                        | >Q20 & <Q100            | \$4.26                        | \$92,680    | \$29.63                         |                                  | \$645,375       | 15%   | \$96,806                          | 10%                      | \$74,218   | \$909,080                                       | \$0                                   | \$909,080   | \$0 |
| POS355   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,359                           | 27,177         |                        | >Q20 & <Q100            | \$4.26                        | \$115,652   | \$29.63                         |                                  | \$805,337       | 15%   | \$120,801                         | 10%                      | \$92,614   | \$1,134,403                                     | \$0                                   | \$1,134,403 | \$0 |
| POS356   | Linear Park | Local Linear             | 2041                       | 2021 - 2066                           | 20                             | 1,503                           | 30,065         |                        | >Q20 & <Q100            | \$4.26                        | \$127,944   | \$29.63                         |                                  | \$890,935       | 15%   | \$133,640                         | 10%                      | \$102,457  | \$1,254,976                                     | \$0                                   | \$1,254,976 | \$0 |



|        |             |              |      |             |    |       |        |  |              |        |                     |         |  |                      |     |                     |     |                     |                      |                    |                      |            |
|--------|-------------|--------------|------|-------------|----|-------|--------|--|--------------|--------|---------------------|---------|--|----------------------|-----|---------------------|-----|---------------------|----------------------|--------------------|----------------------|------------|
| POS357 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 741   | 14,810 |  | >Q20 & <Q100 | \$4.26 | \$63,025            | \$29.63 |  | \$438,873            | 15% | \$65,831            | 10% | \$50,470            | \$618,200            | \$0                | \$618,200            | \$0        |
| POS358 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 1,298 | 25,956 |  | >Q20 & <Q100 | \$4.26 | \$110,459           | \$29.63 |  | \$769,178            | 15% | \$115,377           | 10% | \$88,455            | \$1,083,469          | \$0                | \$1,083,469          | \$0        |
| POS359 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 1,259 | 25,189 |  | >Q20 & <Q100 | \$4.26 | \$107,193           | \$29.63 |  | \$746,432            | 15% | \$111,965           | 10% | \$85,840            | \$1,051,430          | \$0                | \$1,051,430          | \$0        |
| POS360 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 1,523 | 30,461 |  | >Q20 & <Q100 | \$4.26 | \$129,627           | \$29.63 |  | \$902,653            | 15% | \$135,398           | 10% | \$103,805           | \$1,271,483          | \$0                | \$1,271,483          | \$0        |
| POS361 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 1,526 | 30,526 |  | >Q20 & <Q100 | \$4.26 | \$129,904           | \$29.63 |  | \$904,578            | 15% | \$135,687           | 10% | \$104,027           | \$1,274,195          | \$0                | \$1,274,195          | \$0        |
| POS362 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 1,639 | 32,777 |  | >Q20 & <Q100 | \$4.26 | \$139,484           | \$29.63 |  | \$971,293            | 15% | \$145,694           | 10% | \$111,699           | \$1,368,170          | \$0                | \$1,368,170          | \$0        |
| POS363 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 481   | 9,612  |  | >Q20 & <Q100 | \$4.26 | \$40,903            | \$29.63 |  | \$284,828            | 15% | \$42,724            | 10% | \$32,755            | \$401,211            | \$0                | \$401,211            | \$0        |
| POS364 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 407   | 8,139  |  | >Q20 & <Q100 | \$4.26 | \$34,637            | \$29.63 |  | \$241,192            | 15% | \$36,179            | 10% | \$27,737            | \$339,744            | \$0                | \$339,744            | \$0        |
| POS365 | Linear Park | Local Linear | 2041 | 2021 - 2066 | 20 | 522   | 10,433 |  | >Q20 & <Q100 | \$4.26 | \$44,399            | \$29.63 |  | \$309,170            | 15% | \$46,376            | 10% | \$35,555            | \$435,499            | \$0                | \$435,499            | \$0        |
|        |             |              |      |             |    |       |        |  |              |        |                     |         |  |                      |     |                     |     |                     |                      |                    |                      |            |
|        |             |              |      |             |    |       |        |  | <b>TOTAL</b> |        | <b>\$54,940,770</b> |         |  | <b>\$237,660,723</b> |     | <b>\$35,649,108</b> |     | <b>\$27,330,983</b> | <b>\$355,581,584</b> | <b>\$4,418,166</b> | <b>\$351,163,418</b> | <b>\$0</b> |

| DCOP ID | ASSET TYPE          | DELIVERY STATUS | OFFSET AMOUNT          | CATALYST FUNDING |
|---------|---------------------|-----------------|------------------------|------------------|
| EXPOS01 | Local Park          | Complete        | \$1,954,451.64         | \$0.00           |
| EXPOS02 | Local Park          | Complete        | \$1,954,451.64         | \$0.00           |
| EXPOS03 | Local Park          | Complete        | \$438,208.29           | \$0.00           |
| EXPOS03 | Local Park          | Complete        | \$19,742.17            | \$0.00           |
| EXPOS04 | Local Park          | Complete        | \$534,843.78           | \$0.00           |
| EXPOS05 | Local Park          | Complete        | \$769,620.65           | \$0.00           |
| EXPOS06 | District Recreation | Complete        | \$59,224.57            | \$0.00           |
| EXPOS06 | District Recreation | Complete        | \$3,601,942.71         | \$0.00           |
| POS003  | District Recreation | Partial         | \$384,532.51           | \$0.00           |
| POS063  | Regional Sport      | Partial         | \$428,509.05           | \$0.00           |
| POS063  | Regional Sport      | Partial         | \$3,605,124.91         | \$0.00           |
|         |                     |                 |                        |                  |
|         |                     |                 | <b>\$13,750,651.92</b> | <b>\$0.00</b>    |

Municipal Local Community Facilities Network Ripley Valley Future Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE         | ASSET SUB TYPE | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | AREA (m2) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m2) | LAND COST          | WORKS UNIT RATE (\$/m2) | WORKS BASE COST    | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (MUNICIPAL CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |                    |            |
|---------|--------------------|----------------|----------------------------|---------------------------------------|-----------|-------------------------|-------------------------------|--------------------|-------------------------|--------------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|--------------------|------------|
| CF001   | Community Facility | Citywide       | 2041                       | 2041 - 2066                           | 30,000    | > Q100                  | \$30.40                       | \$911,899          | \$30.23                 | \$906,795          | 15%   | \$136,019                         | 10%                      | \$104,281  | \$2,058,995                                     | \$0                                   | \$2,058,995        | \$0        |
| CF002   | Community Facility | District       | 2041                       | 2031 - 2041                           | 15,000    | > Q100                  | \$30.40                       | \$455,949          | \$35.42                 | \$531,321          | 15%   | \$79,698                          | 10%                      | \$61,102   | \$1,128,071                                     | \$0                                   | \$1,128,071        | \$0        |
| CF003   | Community Facility | District       | 2041                       | 2031 - 2041                           | 15,000    | > Q100                  | \$30.40                       | \$455,949          | \$35.42                 | \$531,321          | 15%   | \$79,698                          | 10%                      | \$61,102   | \$1,128,071                                     | \$0                                   | \$1,128,071        | \$0        |
| CF004   | Community Facility | Local          | 2027                       | 2021 - 2026                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF005   | Community Facility | Local          | 2027                       | 2021 - 2026                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF006   | Community Facility | Local          | 2041                       | 2026 - 2031                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF007   | Community Facility | Local          | 2041                       | 2026 - 2031                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF008   | Community Facility | Local          | 2041                       | 2031 - 2041                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF009   | Community Facility | Local          | 2041                       | 2031 - 2041                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF011   | Community Facility | Local          | 2041                       | 2041 - 2066                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF012   | Community Facility | Local          | 2041                       | 2041 - 2066                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
| CF013   | Community Facility | District       | 2041                       | 2026 - 2031                           | 15,000    | > Q100                  | \$30.40                       | \$455,949          | \$35.42                 | \$531,321          | 15%   | \$79,698                          | 10%                      | \$61,102   | \$1,128,071                                     | \$0                                   | \$1,128,071        | \$0        |
| CF014   | Community Facility | Local          | 2041                       | 2031 - 2041                           | 4,000     | > Q100                  | \$30.40                       | \$121,587          | \$53.00                 | \$211,989          | 15%   | \$31,798                          | 10%                      | \$24,379   | \$389,752                                       | \$0                                   | \$389,752          | \$0        |
|         |                    |                |                            |                                       |           |                         |                               |                    |                         |                    |   |                                   |                          |  |   |                                       |                    |            |
|         |                    |                |                            |                                       |           | <b>TOTAL</b>            |                               | <b>\$3,374,026</b> |                         | <b>\$4,408,657</b> |   | <b>\$661,299</b>                  |                          | <b>\$506,996</b>                                 | <b>\$8,950,977</b>                              | <b>\$0</b>                            | <b>\$8,950,977</b> | <b>\$0</b> |

**Municipal Local Community Facilities Network Ripley Valley Existing Assets – Base Rate Costs as at July 2022 (FY 2022/23)**

| DCOP ID | ASSET TYPE | DELIVERY STATUS | OFFSET AMOUNT | CATALYST FUNDING |
|---------|------------|-----------------|---------------|------------------|
|         |            |                 |               |                  |
|         |            |                 |               |                  |
|         |            |                 | \$ -          | \$ -             |

State Community Facilities Network Ripley Valley Future Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE                      | ASSET SUB TYPE     | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | AREA (m2) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m2) | LAND COST   | WORKS UNIT RATE (\$/m2) | WORKS BASE COST | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | OFFSETS PROVIDED (EXISTING PARTIAL CONSTRUCTION) | ESTABLISHMENT COST (STATE CHARGE COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |             |     |
|---------|---------------------------------|--------------------|----------------------------|---------------------------------------|-----------|-------------------------|-------------------------------|-------------|-------------------------|-----------------|---|-----------------------------------|--------------------------|--|---|---------------------------------------|-------------|-----|
| AMB001  | Community Facility              | Ambulance          | 2041                       | 2031 - 2041                           | 6,000     | > Q100                  | \$30.40                       | \$182,380   | \$40.62                 | \$243,698       | 15%   | \$36,555                          | 10%                      | \$28,025   | \$490,658                                   | \$0                                   | \$490,658   | \$0 |
| AMB002  | Community Facility - Additional | Ambulance          | 2041                       | 2026 - 2031                           | 6,000     | > Q100                  | \$30.40                       | \$182,380   | \$40.62                 | \$243,698       | 15%   | \$36,555                          | 10%                      | \$28,025   | \$490,658                                   | \$0                                   | \$490,658   | \$0 |
| AMB003  | Community Facility - Additional | Ambulance          | 2027                       | 2021 - 2026                           | 10,000    | > Q100                  | \$30.40                       | \$303,966   | \$40.62                 | \$406,163       | 15%   | \$60,924                          | 10%                      | \$46,709   | \$817,763                                   | \$0                                   | \$817,763   | \$0 |
| FR001   | Community Facility              | Fire & Rescue      | 2027                       | 2021 - 2026                           | 6,000     | > Q100                  | \$30.40                       | \$182,380   | \$40.62                 | \$243,698       | 15%   | \$36,555                          | 10%                      | \$28,025   | \$490,658                                   | \$0                                   | \$490,658   | \$0 |
| FR002   | Community Facility - Additional | Fire & Rescue      | 2041                       | 2031 - 2041                           | 6,000     | > Q100                  | \$30.40                       | \$182,380   | \$40.62                 | \$243,698       | 15%   | \$36,555                          | 10%                      | \$28,025   | \$490,658                                   | \$0                                   | \$490,658   | \$0 |
| HCC001  | Community Facility              | Health Care Centre | 2041                       | 2031 - 2041                           | 32,000    | > Q100                  | \$30.40                       | \$972,692   | \$40.62                 | \$1,299,722     | 15%   | \$194,958                         | 10%                      | \$149,468  | \$2,616,841                                 | \$0                                   | \$2,616,841 | \$0 |
| HCC002  | Community Facility              | Health Care Centre | 2027                       | 2021 - 2026                           | 27,000    | > Q100                  | \$30.40                       | \$820,709   | \$40.62                 | \$1,096,641     | 15%   | \$164,496                         | 10%                      | \$126,114  | \$2,207,960                                 | \$0                                   | \$2,207,960 | \$0 |
| HCC003  | Community Facility - Additional | Health Care Centre | 2041                       | 2031 - 2041                           | 32,000    | > Q100                  | \$30.40                       | \$972,692   | \$40.62                 | \$1,299,722     | 15%   | \$194,958                         | 10%                      | \$149,468  | \$2,616,841                                 | \$0                                   | \$2,616,841 | \$0 |
| HP001   | Community Facility              | Health Precinct    | 2041                       | 2026 - 2031                           | 40,000    | > Q100                  | \$30.40                       | \$1,215,865 | \$40.62                 | \$1,624,653     | 15%   | \$243,698                         | 10%                      | \$186,835  | \$3,271,051                                 | \$0                                   | \$3,271,051 | \$0 |
| P001    | Community Facility              | Police             | 2027                       | 2021 - 2026                           | 10,000    | > Q100                  | \$30.40                       | \$303,966   | \$40.62                 | \$406,163       | 15%   | \$60,924                          | 10%                      | \$46,709   | \$817,763                                   | \$0                                   | \$817,763   | \$0 |
| PS001   | Community Facility              | Primary School     | 2041                       | 2041 - 2066                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS002   | Community Facility              | Primary School     | 2041                       | 2026 - 2031                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS003   | Community Facility              | Primary School     | 2027                       | 2021 - 2026                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS004   | Community Facility - Additional | Primary School     | 2041                       | 2041 - 2066                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS005   | Community Facility - Additional | Primary School     | 2041                       | 2026 - 2031                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS006   | Community Facility              | Primary School     | 2027                       | 2021 - 2026                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS007   | Community Facility              | Primary School     | 2041                       | 2031 - 2041                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS008   | Community Facility - Additional | Primary School     | 2041                       | 2041 - 2066                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS009   | Community Facility              | Primary School     | 2041                       | 2026 - 2031                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS010   | Community Facility - Additional | Primary School     | 2041                       | 2041 - 2066                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS011   | Community Facility              | Primary School     | 2027                       | 2021 - 2026                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS012   | Community Facility              | Primary School     | 2041                       | 2031 - 2041                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS013   | Community Facility              | Primary School     | 2041                       | 2026 - 2031                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS014   | Community Facility              | Primary School     | 2041                       | 2031 - 2041                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| PS015   | Community Facility - Additional | Primary School     | 2041                       | 2041 - 2066                           | 70,000    | > Q100                  | \$30.40                       | \$2,127,764 | \$27.69                 | \$1,938,329     | 15%   | \$290,749                         | 10%                      | \$222,908  | \$4,579,751                                 | \$0                                   | \$4,579,751 | \$0 |
| SS001   | Community Facility - Additional | Secondary School   | 2041                       | 2031 - 2041                           | 120,000   | > Q100                  | \$30.40                       | \$3,647,596 | \$22.00                 | \$2,640,096     | 15%   | \$396,014                         | 10%                      | \$303,611  | \$6,987,317                                 | \$0                                   | \$6,987,317 | \$0 |
| SS002   | Community Facility              | Secondary School   | 2041                       | 2026 - 2031                           | 120,000   | > Q100                  | \$30.40                       | \$3,647,596 | \$22.00                 | \$2,640,096     | 15%   | \$396,014                         | 10%                      | \$303,611  | \$6,987,317                                 | \$0                                   | \$6,987,317 | \$0 |

|        |                                 |                  |      |             |         |        |         |              |         |                     |     |                     |     |                    |                    |                      |             |                      |            |
|--------|---------------------------------|------------------|------|-------------|---------|--------|---------|--------------|---------|---------------------|-----|---------------------|-----|--------------------|--------------------|----------------------|-------------|----------------------|------------|
| SS003  | Community Facility - Additional | Secondary School | 2041 | 2041 - 2066 | 60,000  | > Q100 | \$30.40 | \$1,823,798  | \$22.00 | \$1,320,048         | 15% | \$198,007           | 10% | \$151,805          | \$3,493,658        | \$0                  | \$3,493,658 | \$0                  |            |
| SS004a | Community Facility              | Secondary School | 2041 | 2041 - 2066 | 70,000  | > Q100 | \$30.40 | \$2,127,764  | \$22.00 | \$1,540,056         | 15% | \$231,008           | 10% | \$177,106          | \$4,075,935        | \$0                  | \$4,075,935 | \$0                  |            |
| SS004b | Community Facility - Additional | Secondary School | 2041 | 2041 - 2066 | 50,000  | > Q100 | \$30.40 | \$1,519,832  | \$22.00 | \$1,100,040         | 15% | \$165,006           | 10% | \$126,505          | \$2,911,382        | \$0                  | \$2,911,382 | \$0                  |            |
| SS005  | Community Facility              | Secondary School | 2041 | 2031 - 2041 | 120,000 | > Q100 | \$30.40 | \$3,647,596  | \$22.00 | \$2,640,096         | 15% | \$396,014           | 10% | \$303,611          | \$6,987,317        | \$0                  | \$6,987,317 | \$0                  |            |
| SS006  | Community Facility              | Secondary School | 2041 | 2041 - 2066 | 120,000 | > Q100 | \$30.40 | \$3,647,596  | \$22.00 | \$2,640,096         | 15% | \$396,014           | 10% | \$303,611          | \$6,987,317        | \$0                  | \$6,987,317 | \$0                  |            |
| RCW001 | Rail Corridor Widening          | Ripley Valley    | 2041 | 2021 - 2066 | 282,000 | > Q100 | \$30.40 | \$8,571,850  | \$0.00  | \$0                 |     | \$0                 |     | \$0                | \$8,571,850        | \$0                  | \$8,571,850 | \$0                  |            |
|        |                                 |                  |      |             |         |        |         |              |         |                     |     |                     |     |                    |                    |                      |             |                      |            |
|        |                                 |                  |      |             |         |        |         | <b>TOTAL</b> |         | <b>\$65,869,499</b> |     | <b>\$50,703,322</b> |     | <b>\$7,605,498</b> | <b>\$5,830,882</b> | <b>\$130,009,202</b> | <b>\$0</b>  | <b>\$130,009,202</b> | <b>\$0</b> |

State Community Facilities Network Ripley Valley Existing Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID | ASSET TYPE                                   | DELIVERY STATUS | OFFSET AMOUNT         | CATALYST FUNDING |
|---------|--|-----------------|-----------------------|------------------|
| EXCF01  | Existing School Primary and Secondary School | Complete        | \$2,107,240.15        | \$0.00           |
| EXCF01  | Existing School Primary and Secondary School | Complete        | \$3,612,410.59        | \$0.00           |
| EXCF01  | Existing School Primary and Secondary School | Complete        | \$2,316,467.17        | \$0.00           |
| EXCF01  | Existing School Primary and Secondary School | Complete        | \$1,351,272.88        | \$0.00           |
|         |  |                 |                       |                  |
|         |  |                 | <b>\$9,387,390.80</b> | <b>\$0.00</b>    |

*Municipal Other Provisions Ripley Valley Future Assets – Base Rate Costs as at July 2022 (FY 2022/23)*

| ASSET ID                | ASSET TYPE                 | TOTAL ESTABLISHMENT COST |
|-------------------------|----------------------------|--------------------------|
| <b>Other Provisions</b> |                            |                          |
| PY01                    | Public Transport Allowance | \$7,081,413              |
|                         |                            |                          |
|                         |                            |                          |
|                         | <b>TOTAL</b>               | <b>\$7,081,413</b>       |



Sub-regional Infrastructure Networks Ripley Valley Assets – Base Rate Costs as at July 2022 (FY 2022/23)

| DCOP ID             | ASSET TYPE                   | ASSET SUB TYPE       | TIMING FOR FINANCIAL MODEL | TIMING FOR CONSTRUCTION / ACQUISITION | AREA (m2) | LAND VALUATION CATEGORY | LAND ACQUISITION RATE (\$/m2) | LAND COST  | WORKS UNIT RATE (\$/m2) | WORKS BASE COST      | PROJECT MANAGEMENT & DESIGN COST (EXCLUDING LAND) | CONTINGENCY COST (EXCLUDING LAND) | TOTAL ESTABLISHMENT COST | ESTABLISHMENT COST (SUB REGIONAL COMPONENT) | ESTABLISHMENT COST (CATALYST FUNDING) |            |
|---------------------|------------------------------|----------------------|----------------------------|---------------------------------------|-----------|-------------------------|-------------------------------|------------|-------------------------|----------------------|---|-----------------------------------|--------------------------|---|---------------------------------------|------------|
| <b>Transport</b>    |                              |                      |                            |                                       |           |                         |                               |            |                         |                      |   |                                   |                          |   |                                       |            |
| SRT01               | Sub-Arterial                 | Road Upgrade         | 2026                       | 2021 - 2026                           | 0         |                         |                               | \$0        |                         | \$21,502,832         | 0%  | \$0                               | \$0                      | \$21,502,832                                | \$21,502,832                          | \$0        |
| SRT02               | Sub-Arterial                 | Road Upgrade         | 2031                       | 2026 - 2031                           | 0         |                         |                               | \$0        |                         | \$11,460,300         | 0%  | \$0                               | \$0                      | \$11,460,300                                | \$11,460,300                          | \$0        |
| SRT03               | Sub-Arterial                 | Road Upgrade         | 2031                       | 2026 - 2031                           | 0         |                         |                               | \$0        |                         | \$17,013,229         | 0%  | \$0                               | \$0                      | \$17,013,229                                | \$17,013,229                          | \$0        |
| SRT04               | Sub-Arterial                 | Intersection Upgrade | 2031                       | 2026 - 2031                           | 0         |                         |                               | \$0        |                         | \$1,890,359          | 0%  | \$0                               | \$0                      | \$1,890,359                                 | \$1,890,359                           | \$0        |
| SRT05               | Sub-Arterial                 | Road Upgrade         | 2031                       | 2026 - 2031                           | 0         |                         |                               | \$0        |                         | \$23,038,748         | 0%  | \$0                               | \$0                      | \$23,038,748                                | \$23,038,748                          | \$0        |
| <b>Sewerage</b>     |                              |                      |                            |                                       |           |                         |                               |            |                         |                      |   |                                   |                          |   |                                       |            |
| SRS01               | Gravity Main                 |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$74,292,101         | 0%  | \$0                               | \$0                      | \$74,292,101                                | \$74,292,101                          | \$0        |
| SRS02               | Gravity Main                 |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$43,383,926         | 0%  | \$0                               | \$0                      | \$43,383,926                                | \$43,383,926                          | \$0        |
| SRS03               | Treatment Plant Capacity     |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$55,487,658         | 0%  | \$0                               | \$0                      | \$55,487,658                                | \$55,487,658                          | \$0        |
| SRS04               | Environmental                |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$42,202,463         | 0%  | \$0                               | \$0                      | \$42,202,463                                | \$42,202,463                          | \$0        |
| <b>Water Supply</b> |                              |                      |                            |                                       |           |                         |                               |            |                         |                      |   |                                   |                          |   |                                       |            |
| SRW01               | Redbank PST                  |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$2,091,450          | 0%  | \$0                               | \$0                      | \$2,091,450                                 | \$2,091,450                           | \$0        |
| SRW02               | Redbank Res                  |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$20,065,333         | 0%  | \$0                               | \$0                      | \$20,065,333                                | \$20,065,333                          | \$0        |
| SRW03               | Redbank Supply Main          |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$6,474,240          | 0%  | \$0                               | \$0                      | \$6,474,240                                 | \$6,474,240                           | \$0        |
| SRW04               | Ripley HLZ Distribution Main |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$0                  | 0%  | \$0                               | \$0                      | \$0   | \$0                                   | \$0        |
| SRW05               | Ripley LLZ Res               |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$10,673,050         | 0%  | \$0                               | \$0                      | \$10,673,050                                | \$10,673,050                          | \$0        |
| SRW06               | Swanbank PST                 |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$4,508,221          | 0%  | \$0                               | \$0                      | \$4,508,221                                 | \$4,508,221                           | \$0        |
| SRW07               | Swanbank to Ripley LLZ Main  |                      | TBC                        | TBC                                   |           |                         |                               | \$0        |                         | \$23,392,234         | 0%  | \$0                               | \$0                      | \$23,392,234                                | \$23,392,234                          | \$0        |
|                     |                              |                      |                            |                                       |           |                         |                               | <b>\$0</b> |                         | <b>\$357,476,145</b> |   | <b>\$0</b>                        | <b>\$0</b>               | <b>\$357,476,145</b>                        | <b>\$357,476,145</b>                  | <b>\$0</b> |

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